THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211238913**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2022. Notary Public My Commission Expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Robert Heatherington, Trustee of the Heatherington Survivor's Trust, dated July 8, 1991 83A Maury Street Nashville TN 37210	Send Tax Bills To: New Owner PO Box 2022 Granite Bay, CA 95746	Tax Information: Tax Parcel ID No. 093-16-0-117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TRE Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Heatherington, Trustee of the Heatherington Survivor's Trust, dated July 8, 1991,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southern 9 feet of Lot No. 117 and the northerly half of Lot No. 118 in Maury and Claiborne's Addition to Nashville, Tennessee, a plan of which is recorded in Book No. 21, pages 84 and 85 of the Register's Office Davidson County, Tennessee.

Said tract fronts 26 1/2 feet on the east side of Maury Street and runs back between parallel lines 165 feet to an alley 20 feet wide.

Being the same property conveyed to TRE Group, LLC by Warranty deed from Jeffrey S. Curry of record in Instrument No. 20170208-0013360 Register's Office for Davidson County, Tennessee, dated February 07, 2017 and recorded on February 08, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee.

This is improved property located at 83A Maury Street Nashville TN 37210

Karen Johnson Davidson County
Batch# 833148 DEEDWARR
04/01/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220401-0038052

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 24th day of March, 2022.

TRE Group, LLC

BY: _____
Brandon Trentham, Sole Member

STATE OF New Jersey)
COUNTY OF Union)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brandon Trentham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the sole member of TRE Group, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 23rd day of March, 2022.

Eduardo DeSousa
Notary Public
My Commission Expires: 11-2-2026

EDUARDO J DESOUSA
NOTARY PUBLIC
State of New Jersey
My Commission Expires 11/2/2026

Tennessee Certification of Electronic Document

I, John A Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-23-22 (date of document).

Affiant Signature

3-25-22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25th day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25