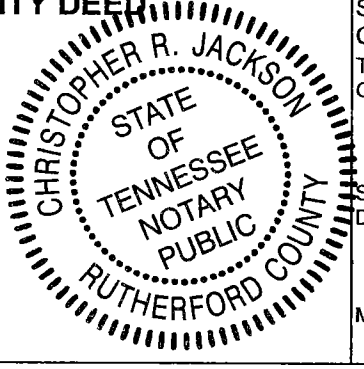
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristin M Haney	Kristin M Haney	161110A15000
(NAME)	(NAME)	Karen Johnson Davidson County
301 Huntington Ridge Drive	301 Huntington Ridge Drive	Batch# 839739 DEEDWARR
(ADDRESS)	(ADDRESS)	04/14/2022 10:19:30 AM 3 pgs
Nashville, TN 37211	Nashville, TN 37211	Fees: $18.00 Taxes: $1,036.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20220414-0043338

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Equity Trust Company Custodian FBO Equity Trust Company Custodian FBO David Hannah Heffington For IRA Account 200375683,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kristin M Haney and Hannah Haney, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 150 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Equity Trust Company Custodian FBO David Hannah Heffington for Ira Account 200375683 by Warranty Deed dated 11/14/2018 from James R. Womack, unmarried of record in Instrument 201811190113449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 4675, Page 9, (2) Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Record Book 4729, Page 687, (3) Amendment to Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Record Book 4889, Page 905, as amended in Second Amendment to Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouse Homeowners Association, Inc., of record in Record Book 5394, Page 243, and (4) Notice of Board Resolution Regarding Second Amendment to Declaration, of record in Record Instrument No. 20110331-0024865, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 301 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 06th day of April, 2022.

Equity Trust Company Custodian FBO David Hannah Heffington IRA

By: _____
Name: Matthew Collier
Title: Corporate Alternate Signer

State of OHIO
County of CUYAHOGA

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Collier with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his/her oath acknowledged himself/herself to be the CORPORATE ALTERNATE SIGNER of Equity Trust Company Custodian FBO David Hannah Heffington IRA the within named bargainer, a corporation, and that, Matthew Collier as such CORPORATE ALTERNATE SIGNER, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Matthew Collier as such CORPORATE ALTERNATE SIGNER.

Witness my hand and Official seal this 06 day of April, 2022.

_____
Notary Public:
My Commission Expires: JAN 14 2025

NOTARY PUBLIC STATE OF OHIO

Laura G Deitz
Notary Public - State of Ohio
2020-RE-809865
My Commission Expires
01/14/2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 April 10, 2022.

Affiant Signature

April 7, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 7th day of April, 2022.

(SEAL)



Notary Public

My Commission Expires: February 24, 2024

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