WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11463-DS

Karen Johnson Davidson County
Batch# 841415 DEEDWARR
04/19/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220419-0044473

Name and Address of New Owner:
Daniel Matthew Heinkel and Emily Jackson Heinkel
3708 Tibbs Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-06-0-201-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ruth Marie Rowland, a single woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Matthew Heinkel and Emily Jackson Heinkel, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NUMBER 5, LEONARD HEIGHTS, RECORDED IN PLAT BOOK 2330, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Ruth Rowland, married by Warranty Deed from Ronald L. Wood of record as Instrument 20020710-0083145 in the Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded July 10, 2002.

Also, being the same property conveyed to Ruth Rowland and husband, Jason Rowland by Quit Claim Deed from Ruth Rowland of record as Instrument No. 20030811-0114662 in the Register's Office for Davidson County, Tennessee, dated July 31, 2003 and recorded on August 11, 2003.

Being the same property conveyed to Ruth Marie Rowland by QuitClaim Deed from Jason Rowland, recorded on _____ and of record as Instrument No. __202204190044472__, Register's Office for Davidson County, Tennessee.

Reference is hereby made pursuant to Final Decree of Divorce styled Ruth Marie Rowland v. Jason Henry Rowland, Docket No. 21CV-434 in the Chancery Court for Maury County, Tennessee at Columbia. Ruth Rowland and Ruth Marie Rowland are one and the same person.

For Information Only: Being Parcel No. 133-06-0-201-00
Being also known as 3708 Tibbs Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2022.

Ruth Rowland (SEAL)
Ruth Rowland

STATE OF Pennsylvania
COUNTY OF Berks

On this 8th day of April, 2022, before me personally appeared ~~Jason Rowland and~~ Ruth Rowland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2022.

Notary Signature
My commission expires: 10-01-22

Commonwealth of Pennsylvania- Notary Seal
WENDY M ZELLARS, NOTARY PUBLIC
Berks County
My Commission Expires October 1, 2022
Commission Number 1193479

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of April, 2022.

Notary Public
My commission expires: 5-7-2024
File No. 2022-4504-RS

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/08/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/08/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of April, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

