Karen Johnson Davidson County
Batch# 847203 DEEDWARR
04/28/2022 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20220428-0049246

Name and Address of New Owner:
Heather Heavey and Mark Heavey
7928 Oakfield Grove
Brentwood, TN 37027

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: 181 10 0A 329.00

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, **Chad B. NeSmith, unmarried and Patricia A. NeSmith, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Heather Heavey and Mark Heavey, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 903 on the Plan of Autumn Oaks, Phase 9, a Cluster Subdivision of record in Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chad B. NeSmith and Patricia A. NeSmith, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20151123-0118528, in the register's office of Davidson County, Tennessee, dated November 19, 2015 and recorded on November 23, 2015.

This improved property known as 7928 Oakfield Grove, Brentwood, TN 37027.

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 19th day of April, 2022.

Chad B. NeSmith, by Patricia NeSmith, Attorney-in-Fact

Patricia A. NeSmith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2022, before me personally appeared Patricia A. Nesmith, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Chad B. NeSmith, and who acknowledged the execution of the same to be the free act and deed of Chad B. NeSmith, under said Power of Attorney.

Witness my hand, at office, this 19th day of April, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2022, before me personally appeared Patricia A. Nesmith, 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 19th day of April, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $555,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lisa M. Spencer
(Affiant)

Sworn to and subscribed before me this
19th day of April, 2022.

Notary Public
My commission expires:
File No. 2022-4427-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 4.19.2022 (date of document).

Affiant Signature

4.19.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 19th day of April, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25