Karen Johnson Davidson County
Batch# 869545 DEEDWARR
06/10/2022 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220610-0066392

WARRANTY DEED

BK/PG:8248/374-376
20058984

3 PGS : DEED	
KAREN DUBOSE 716457 - 20058984	
10/20/2020 - 01:15:29 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	3256.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3274.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

DEANIE GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph A. Barwick and Nina A. Barwick, husband and wife 5824 Chaseview Road Nashville, TN 37221	New Owner	Tax Map: Parcel ID: 005M-B-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffrey D. Heinze, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph A. Barwick and Nina A. Barwick, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson County, TENNESSEE, described as follows, to-wit:

Land in Davidson and Williamson Counties, Tennessee, being Lot No. 8 on the Plan of Chase Creek, as of record in Book 9700, Page 524, Register's Office for Davidson County, Tennessee, and of record in Plat Book 25, Page 60, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey D. Heinze and wife, Elaine B. Heinze by Warranty Deed from Donald Sampson and wife, Molly Sampson, dated 10/26/2000 and recorded 11/01/2000, of record in Book 2072, Page 188, Register's Office for Williamson County, Tennessee.

Final Decree of Divorce filed 02/23/2016 of record in Docket No. 44793, with the Chancery Court Williamson County, Tennessee.

Being the same property conveyed to Jeffrey D. Heinze, an unmarried man his heirs and assigns forever, all of his right, title and interest by Quitclaim Deed from Elaine B. Heinze, an unmarried woman, dated 04/13/2016 and recorded 04/20/2016, of record in Book 6724, Page 163, Register's Office for Williamson

County, Tennessee and in Instrument No. 201604200038325 Register's Office for Davidson County, Tennesse.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5824 Chaseview Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this the 15th day of October, 2020.

Jeffrey D. Heinze

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeffrey D. Heinze with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of October, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON