WARRANTY DEED

Karen Johnson Davidson County
Batch# 869707 DEEDWARR
06/13/2022 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220613-0066590

File #22-DM-2734-VRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRITTANY TREST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heather French	Heather French	
(NAME)	(NAME)	
2734 Riverbend Dr	new owner	**062 02 0A 087.00**
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ROBERT HECHT, AN UNMARRIED MAN AND JEFFREY HECHT, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER FRENCH, MARRIED, SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 90A on the plan of River Trace Estates, Phase I, Sec I, as shown by plat of record in Plat Book 6250, Page 996-997, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Hecht, An Unmarried Man, and Jeffrey Hecht, Married Man by Warranty Deed from Barbara E. Hobbs and Norman D. Hobbs, Wife and Husband, of record in Instrument No. 20170808-0081172, in the Register's Office of Davidson County, Tennessee, dated August 07, 2017 and recorded on August 08, 2017.
The said Jeffrey Hecht does hereby affirm that said property has never been a primary marital residence.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat of Subdivision P.U.D., River Trace Estates, as recorded in Plat Book 6250, Page(s) 995.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Trace Estates, Phase I, Sec. I, as recorded in Plat Book 6250, Page(s) 996-997.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 6851, Page 370, as amended in Book 6982, Page 747.
*Easement for TVA Transmission Line Easement, recorded in Book 1163, Page 341.
*Easement recorded in Book 2022, Page 83.
*Easement for Easement to Metro Government, recorded in Book 3959, Page 595.
*Easement for Slope Easement, recorded in Book 7296, Page 484.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2734 Riverbend Drive, Nashville, TN 37214**.

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), their heirs and 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), 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 2nd day of June, 2022.

Robert Hecht

Jeffrey Hecht by Robert Hecht, Attorney-in-Fact

Jeffrey Hecht by Robert Hecht, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2022, before me personally appeared Robert Hecht, 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 2nd day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2022, before me personally appeared Robert Hecht, to me known to be the person (or persons) described herein and who executed the foregoing instrument, and acknowledged that he is authorized to sign on behalf of Jeffrey Hecht, pursuant to that certain Specific Power of Attorney dated May 12, 2022 and recorded in Instrument Number__202206130066589__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 2nd day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 06/2/22 (date of document).

Affiant Signature

06/3/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

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

202206130066590