Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 869870 DEEDWARR
06/13/2022 10:24:26 AM 2 pgs
Fees: $13.00 Taxes: $1,378.25
20220613-0066805

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220541229

STATE OF TENNESS
COUNTY OF DAVIDS

The actual consideration or value, whichever is greater, for this transfer is: $372,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2022.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marjorie Kay Millette 4787 Foxtail Drive Gulf Breeze, FL 32563	New Owner	Tax Parcel ID No. 104-04-0D-007.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heithaus Properties LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marjorie Kay Millette, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 3 of Lincoln Court Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as Exhibit C to the Master Deed record in Book 6942, Page 585, amended in Book 7357, Page 854, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments, appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Heithaus Properties LLC by Warranty deed from John L. Heithaus of record in Instrument No. 20141107-0102901 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on November 07, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6942, Page 585 and amended in Book 7357, Page 854, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of The Lincoln Court Homeowners Association of record in Book 6950, Page 549, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 4577, Page 599 and Book 4577, Page 601, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20030718-0101373 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1018 17th Avenue #3 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2022.

Heithaus Properties LLC

BY:_____
John Heithaus, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Heithaus, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of Heithaus Properties, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 9th day of June, 2022.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb. 28, 2026