RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8096-2022

Karen Johnson Davidson County
Batch# 869901 DEEDWARR
06/13/2022 10:36:30 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20220613-0066845

WARRANTY DEED

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

x _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of Jun 2022

_____
NOTARY PUBLIC

My commission expires: 9/29/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan and Erin Heater 5701 Portsmouth Pl Brentwood, TN 37027	Wilson Bank & Trust 207 Legends Drive Lebanon, TN 37087	171-08-0C-017-00

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THOUSAND AND 00/100 Dollars ($900,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ZIED GUIZANI AND NICOLE CHAPUT GUIZANI, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRENDAN W. HEATER AND ERIN N. HEATER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Williamsburg at Brentwood Subdivision, a Planned Unit Development, of record in Book 9700, page 99, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zied Guizani and Nicole Chaput Guizani, husband and wife, from Anna S. Looney, unmarried, and Janie L. Falkenberg, married, by Warranty Deed dated June 1, 2016 and recorded June 6, 2016 in Instrument #20160606-0057026, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 5701 Portsmouth Place, Brentwood, TN 37027

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of June, 2022

GRANTOR(S)

Nicole Chaput Guizani

Nicole Chaput Guizani

Zied Guizani

Zied Guizani

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Nicole Chaput Guizani and Zied Guizani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of June, 2022.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

I Lisa Allard, 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 June 3, 2022.

Lisa Allard

Lisa Allard, Affiant June 3, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 3, 2022.

Jim R. Vanderpool

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024