JAN ANDREW THOMAS MCKISSACK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214040549
MY COMMISSION EXPIRES OCTOBER 13, 2025

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF ~~Davidson~~ Douglas
The actual value or consideration, whichever is greater, for this transfer is $560,000.00.

Affiant

Sworn to and subscribed before me this ~~13th~~ 10th day of June, 2022.

Notary Public
My Commission Expires: 10/13/25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 870845 DEEDWARR
06/14/2022 10:04:59 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220614-0067386

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Joshua J. Heavener and Tiffany M. Heavener	105 McKennell Drive	~~XXXXX~~ Capstar Bank	
105 McKennell Drive		2002 Richard Jones Rd.	072-15-0-349.00
Nashville, TN 37206	Nashville, TN 37206	Ste 300A Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Tyler S. Hatcher, an unmarried man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Joshua J. Heavener and Tiffany Marie Heavener, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Porter Place, of record in Instrument No. 20080326-0030485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler S. Hatcher, an unmarried man by Warranty deed from Angela Gallinari, married of record in Instrument No. 20180531-0051907 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on May 31, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

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

Subject to all matters shown on the Plan of record in Instrument No. 20080326-0030485, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10 day of June, 2022.

Tyler S. Hatcher

STATE OF COLORADO)
COUNTY OF Denver)

Personally appeared before me, Jan Andrew Thomas mckissack, the undersigned, a Notary Public, in and for said State and County, **Tyler S. Hatcher, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Denver, Colorado, this the 10th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 10/13/25

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