Karen Johnson Davidson County
Batch# 885132 DEEDWARR
07/06/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20220706-0078045

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/12/23
(AFFIX SEAL)

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Adam Bartholomew and Lauren Rae Bartholomew	Legacy Home Loans, LLC, dba Steadfast Mortgage	172 15 0A 235.00
(NAME) 1808 Bryce Circle	(NAME) 4004 Hillsboro Pike, Ste. 216B	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **McKinley Heflin, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Justin Adam Bartholomew and Lauren Rae Bartholomew, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a 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. 194 on the Plan of Holt Woods, Section Twelve, R20 Residential P.U.D. of record in Plat Book 9700, Page 723, 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 McKinley Heflin, an unmarried man from Ninoslav Przulj and Jessica A. Przulj, husband and wife by Warranty Deed dated June 16, 2020 and recorded on June 19, 2020 in Instrument No. 20200619-0065652, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 1808 Bryce Circle, Nashville, TN 37211

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 1st day of ~~June~~ July, 2022. VC

McKinley Heflin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State McKinley Heflin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~5th~~ 1st day of July, 2022. VC

Vanessa Cortner

Notary Public

My Commission Expires: 05-07-2024

(SEAL)

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 July 1, 2022 (date of document).

Affiant Signature

July 6, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 6th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY