WARRANTY DEED

Karen Johnson Davidson County
Batch# 895314 DEEDWARR
07/28/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220728-0086143



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/1/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason B. Casey	Jason B. Casey	M/P 095-16-0-033
(NAME)	(NAME)	
3927 Kimpalong Drive	3927 Kimpalong Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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 considerations, the receipt of which is hereby acknowledged, I, ***Ricky H. Huffines, Trustee of the 443 Heney Drive Trust***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Jason B. Casey, a married man***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 66 on the Plan of Perry Heights Subdivision, as shown by plat of record in Book 2900, Page 18, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.

Said lot No. 66 begins at a point in the north margin of a dedicated strip for road purposes, which strip adjoins the north margin of Elm Hill Pike at the common corner of Lots Nos 65 and 66; thence with the line between said lots, northerly 112 feet to a corner of Lot No. 67; thence with the line between Lots Nos. 66 and 67 westerly 162 feet to the easterly margin of Heney Drive; thence with the margin of the same southerly 87.9 feet to the beginning of a curve; thence around said curve, southerly 38.1 feet to the northerly margin of the strip above referred to, which strip was deeded to Davidson County for right-of-way purposes by instrument of record in Book 2993, Page 199, said Register's Office; thence along the line of said conveyance southeasterly 83.8 feet to a point, and easterly 78 feet to the point of beginning.

Being the same property conveyed to Huffines Properties LLC by Quit Claim Deed from Ricky H. Huffines and Amy M. Huffines, husband and wife, dated 02/23/2007, of record in Instrument 200703230035251, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Amy M. Huffines by Quit Claim Deed from Huffines Properties, LLC, dated 06/08/2017, of record in Instrument 201707260075479, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to 443 Heney Drive Trust dated June 8, 2017 by Quit Claim Deed from Amy M. Huffines, dated 06/08/2017, of record in Instrument 201707270076128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2900, Page 18, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 2928, Page 445; Sewer & Drainage Easement as shown of record in Book 4365, Page 637, Register's Office for Davidson County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 443 Heney Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of July, 2022.

443 Heney Drive Trust

By: Ricky H. Huffines Date: _____
Ricky H. Huffines, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky H. Huffines, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Trustee of 443 Heney Drive Trust, the bargainor, and who, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of July, 2022.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 22 2022.

Tracey Trumphour
Affiant
Date: 7-22-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22nd day of July, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY