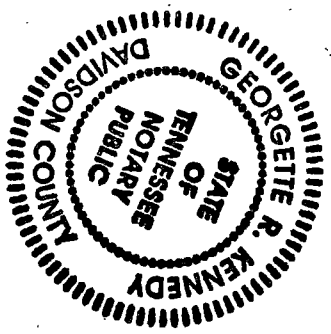
Karen Johnson Davidson County
Batch# 909206 DEEDWARR
08/29/2022 10:10:56 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220829-0097018



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

JoAnn B Sisemore
Affiant

Subscribed and sworn to before me, this 26th day of August, 2022.

Georgette R Kennedy
Notary Public

My commission expires: 01-06-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eileen L. Parsons	SAME AS NEW OWNER	131-02-2Y-001.00-CO
1925A Warfield Dr.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gregg Heinzel and Elisa A. Heinzel, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Eileen L. Parsons, unmarried

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of the Homes at 1925 Warfield, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for Homes At 1925 Warfield, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160216-0014512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1925 Warfield, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160216-0014512 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gregg Heinzel and Elisa A. Heinzel, husband and wife by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20170327-0029607 Register's Office for Davidson County, Tennessee.

This is improved property known as **1925 A Warfield Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25 day of August, 2022.

Gregg Heinzel

Elisa A. Heinzel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gregg Heinzel and Elisa A. Heinzel, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ___ day of August, 2022.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

LTC File No. 22-000710-524