AFTER RECORDING RETURN TO:
Empower Settlement Services
6160 WARREN PKWY #100
FRISCO, TX 75034
File No. EMP-22003165

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 141050A70200CO

Karen Johnson Davidson County
Batch# 969065 DEEDWARR
02/09/2023 08:03:30 AM 5 pgs
Fees: $28.00 Taxes: $2,111.37
20230209-0009361

WARRANTY DEED

THIS INDENTURE made and entered into on this 1 day of Feb, 2023 by and between **Buyer Accepted, LLC,** located at 41050 West 11 Mile Road, #220, Novi, MI 48375, hereinafter referred to as Grantor(s) and **Adam Heuerman** and **Alexandra Heuerman,** Husband and Wife, as joint tenants with right of survivorship, residing at 2032 Leeds Lane, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Five Hundred Seventy Thousand Six Hundred Forty and 00/100 Dollars ($570,640.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2032 Leeds Lane, Nashville, TN 37221

Being all that certain property conveyed from Samuel Forbert and Rachel Sheldon, husband and wife to Buyer Accepted, LLC by the deed dated August 29, 2022 and recorded August 30, 2022 as Instrument No. 20220830-0097767 of official record in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Buyer Accepted, LLC

Name: Miguel Villegas
Title: Vice President

STATE OF FL
COUNTY OF Orange

Before me, 2/7/2023 by means of physical presence, a Notary Public, of the State and County mentioned, personally appeared Miguel Villegas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of **Buyer Accepted, LLC**, the within named Grantor and that such _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Orange County, FL, this 7 day of February, 2023.

Notary Public

My Commission expires: 10/1/2023

Dillon B True
Notary Public, State of Florida
My Comm. Expires Oct 1, 2023
Commission No. # GG 918303

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 570,640.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Miguel Villegas

STATE OF Florida
COUNTY OF Orange

Sworn to before me this 1 day of February, 2023 by means of physical presence

Notary Public
My Commission Expires: 10/1/2023

Dillon B True
Notary Public, State of Florida
My Comm. Expires Oct 1, 2023
Commission No. # GG 918303

Name and address for person(s) responsible for taxes:

Adam Heuerman and Alexandra Heuerman
2032 Leeds Lane, Nashville, TN 37221

Name and address of property owner:

Adam Heuerman and Alexandra Heuerman
2032 Leeds Lane, Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 702 on the Plan of Avondale Park, Phase 3, Section 2 of record in Instrument No. 20151007-0102442 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all that certain property conveyed from Samuel Forbert and Rachel Sheldon, husband and wife to Buyer Accepted, LLC by the deed dated August 29, 2022 and recorded August 30, 2022 as Instrument No. 20220830-0097767 of official records.

PARCEL IDENTIFICATION NUMBER: 141050A70200CO

Property Commonly Known As: 2032 Leeds Lane, Nashville, TN 37221

Certificate of Authenticity

I, A Rebecca Lower, 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 2/7/2023.

Date

Kellie Deffer

Affiant Signature

2/8/2023

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 8 day of Feb, 2023.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024