This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-20113-RC

Karen Johnson Davidson County
Batch# 969456 **DEEDWARR**
02/10/2023 10:57:29 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20230210-0009908

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Affiant

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

Subscribed and sworn to before me, this the 7th day of February, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hasen Lott 2064 Leeds Lane Nashville, TN 37221	DHI Acquisition Company, LLC 1 Vantage Way Suite E2N0 Nashville, TN 37228	141 05 0A 540.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Adam J. Heuerman and Alexandra R. Heuerman, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hasen Lott, an unmarried man,** hereinafter called the Grantee(s), his/her/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. 540 on the Plan of Avondale, Phase 3, Section 2, Major Subdivision, Cluster Lot Subdivision 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 the same property conveyed to Alexandra R. Heuerman and Adam J. Heuerman, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20170110-0002735, in the Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 10, 2017.

This is ☒ improved or ☐ unimproved property located at: **2064 Leeds Lane, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2023 and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 6th day of February, 2023.

GRANTOR:

Adam J. Heuerman

Alexandra R. Heuerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Adam J. Heuerman and Alexandra R. Heuerman,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024