WARRANTY DEED

Karen Johnson Davidson County
Batch# 982778 DEEDWARR
03/21/2023 10:15:00 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20230321-0020274

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

File #23-PA-1611-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Russell Heldman and Mamie Craig Heldman	**New Owner**	
(NAME)	(NAME)	**117 15 0S 002.00**
1611 Burton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **ANDREW KINTZ AND TOWLES KINTZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN RUSSELL HELDMAN AND MAMIE CRAIG HELDMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Burton Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Burton Commons, a Horizontal Property Regime, of record in Instrument Number 20110930-0076030, as amended in Instrument No. 20120518-0043401 , in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Andrew Kintz and Towles Kintz, Husband and Wife, by Warranty Deed from Burton Commons, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20121227-0119605, in the Register's Office of Davidson County, Tennessee, dated December 21, 2012 and recorded on December 27, 2012. Also see Name Affidavit recorded in Instrument No. 20190524-0049273. The said Towles Kintz is also known as Mary Towles Kintz and Mary T. Kintz.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Green Hills Subdivision, as recorded in Book 547, Page 128.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110930-0076030, as amended in Instrument No. 20120518-0043401.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20120710-0060565.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1611 Burton Avenue, Nashville, TN 37215**.

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), their heirs and 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), 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/our hand(s) this the 20th day of March, 2023.

Andrew Kintz

Towles Kintz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2023, before me personally appeared Andrew Kintz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of March, 2023.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2023, before me personally appeared Towles Kintz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of March, 2023.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204