WARRANTY DEED

Karen Johnson Davidson County
Batch# 985556 DEEDWARR
03/28/2023 10:35:21 AM 2 pgs
Fees: $13.00 Taxes: $658.60

20230328-0022414

BS-TD-23-220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
220 Myatt Dr LLC	**New Owner**	
(NAME)	(NAME)	**043-11-0-039.00**
1402 Buchanon St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **MARGARET NANCY HEANEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **220 MYATT DR LLC,** 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:

Land in Davidson County, Tennessee, described as follows:

Being part of Block No. 13 on the Plan of Anderson Estates as of record in Book 1130, page 37, Register's Office for said County. Being Lot No. 30 on the unrecorded plan of the Resubdivision of Blocks Nos. 1 land 13 of said Anderson Estates, Section 1, described according to survey by Anderson and Gee, Surveyors, 8/5/46 as follows: Said Lot No. 30 fronts 65 feet on the westerly boundary of Myatt Drive as relocated, and runs back between parallel lines 125 feet, more or less, to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Margie Covington by Warranty Deed from Pauline B. Crowell, unmarried, dated May 26, 1994 and recorded May 31, 1994 in Book 9360, Page 216, Register's Office of Davidson County, Tennessee.

Margie A. Covington having become deceased on or about August 5, 2012.

Being the same property conveyed to Margaret Nancy Heaney by Executor's Deed from Margaret Nancy Heaney and Donna Jones, as Co-Personal representatives, dated January 16, 2013 and recorded January 18, 2013 in Instrument No. 20130118-0006080, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Subject to right in favor of Metropolitan Government of Nashville & Davidson County, Tennessee for temporary slope easement extending west of the new proposed westerly right-of-way line of Myatt Drive and containing 1040 sq. feet; said easement is to become null and void upon completion of said Project
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **220 Myatt Drive, Madison, Tennessee 37115**.

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 23rd DAY OF MARCH, 2023.

Margaret Nancy Heaney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET NANCY HEANEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212