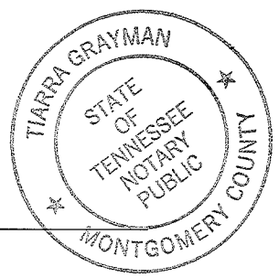
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20731-MF



STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $307,975.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2023.

Notary Public
My Commission Expires: 10/16/2024

Karen Johnson Davidson County
Batch# 994117 DEEDWARR
04/19/2023 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,139.51
20230419-0028837

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Michelle Lee 400 Hill Road Nashville, TN 37220	~~New Owner~~ Lending Hand Mortgage 510 Lintz Dr. Madison, TN 37115	161 09 0 121.00

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, **Joyce Patricia Heffington, Trustee of The Joyce Patricia Heffington Living Trust dated 03/25/2019****, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jessica Michelle Lee, an unmarried woman**, hereinafter called the Grantee, her 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(s) 9B, as shown on the map entitled Zone Lot Division, Lot 9, Section One, Brentwood Meadows, of record as Plat Book 6250, Page 379, amending Plat Book 5200, Page 694, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyce Patricia Heffington, as trustee of The Joyce Patricia Heffington Living Trust, Dated 03/25/2019, by Quitclaim Deed from Joyce Heffington, of record in Instrument No. 20190401-0029269, in the Register's Office of Davidson County, Tennessee, dated March 25, 2019 and recorded on April 01, 2019.

Being the same property conveyed to Joyce Heffington, by Deed from Andrew Lazarus, an unmarried man, of record in Instrument No. 20150202-0009603, in the Register's Office of Davidson County, Tennessee, dated November 26, 2014 and recorded on February 02, 2015.

**Craig Lamont Heffington, Trustee of The Joyce Patricia Heffington Living Trust, joins in the conveyance for the express purpose of adhering to the Joyce Patricia Heffington Living Trust Agreement dated 03/25/2019, relinquishing all his and the Trust's right, title and interest to said property.

This is improved property located at: **400 Hill Road, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 17th day of April, 2023.

GRANTOR:

The Joyce Patricia Heffington Living Trust dated 03/25/2019

By: _____
Craig Lamont Heffington, Trustee

By: _____
Joyce Patricia Heffington, Trustee

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joyce Patricia Heffington, Trustee of Joyce Patricia Heffington Living Trust dated 03/25/2019, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2023.

_____
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Lamont Heffington, Trustee of The Joyce Patricia Heffington Living Trust dated 03/25/2019, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2023.

_____
Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 18th day of April, 2023.

GRANTOR:

The Joyce Patricia Heffington Living Trust dated 03/25/2019

By: _____
Craig Lamont Heffington, Trustee

By: Joyce Patricia Heffington Trustee
Joyce Patricia Heffington, Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pinellas

[X] By means of physical presence
[ ] or online notarization

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joyce Patricia Heffington, Trustee of Joyce Patricia Heffington Living Trust dated 03/25/2019, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2023.

Type of identification produced: DL + 2 cred with

MARCELA CARLOS
Notary Public - State of Florida
Commission # GG 907462
My Comm. Expires Aug 26, 2023
Bonded through National Notary Assn.

_____
Notary Public
My Commission expires: 8/26/2023

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Lamont Heffington, Trustee of The Joyce Patricia Heffington Living Trust dated 03/25/2019, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2023.

_____
Notary Public
My Commission expires: _____

202304190028837

Certificate of Authenticity

I, Joshua A. Terry, 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 4/17/2023 & 4/18/2023

Affiant Signature

4/19/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/19/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23