Karen Johnson Davidson County
Batch# 996424 DEEDWARR
04/26/2023 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20230426-0030719

DONNA HALLETT NOTARIAL SEAL IOWA Commission Number 224157 My Commission Expires 08/23/23 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $760,000.00 Tim Keeney Affiant Subscribed and sworn to before me, this 19th day of April, 2023. Notary Public My commission expires: 8/23/23

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas Kolts and Millie Kolts	**New Owner**	**172-14-0B-153.00CO**
4729 Sterling Cross		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE, **Tim Keeney, as Executor of The Estate of Stephen R. Heinz**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Kolts and Millie Kolts, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 153 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2 of record in Instrument No. 20010313-0024087, revising Instrument No. 200002250018478, Instrument No. 200002250018479 and Instrument No. 200002250018480, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen R. Heinz and wife, Maria H. Heinz, by Special Warranty Deed from Turnberry Homes, LLC, a Tennessee Limited Liability Company, dated August 14, 2000, of record in Instrument No. 20000816-0081280, Register's Office for Davidson County, Tennessee. Maria H. Heinz died on December 23, 2021 and title vested solely in Stephen R. Heinz. Stephen R. Heinz died on February 13, 2023. Probate was opened as Case No. 23P565, Davidson County Probate Court, which granted Letters Testamentary to Tim Keeney, who is vested under the Will with the power to sell.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20010313-0024087, revising Instrument No. 200002250018478, Instrument No. 200002250018479 and Instrument No. 200002250018480, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 11113, Page 691, amended in Instrument No. 20001211-0122000 and Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee. By Laws of record in Book 11113, Page 717 and Instrument No. 20160211-0013422, Register's Office for Davidson County, Tennessee. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20020515-0059530, in the Register's Office for Davidson County, Tennessee. Ingress and Egress Easement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 11124, Page 852, in the Register's Office for Davidson County, Tennessee. Easement to BellSouth of record in Book 11628, Page 204, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4729 Sterling Cross, Nashville, TN 37211.

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 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. 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 19th day of April, 2023.

The Estate of Stephen R. Heinz

By: Tim Keeney
Tim Keeney, Executor

STATE OF Iowa
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tim Keeney (or who proved to me his identity on the basis of satisfactory evidence) and acknowledged to me that he is the Executor of the Estate of Stephen Rodney Heinz, Probate Case No. 23P565, in the Probate Court for Davidson County, Tennessee, and who acknowledged that he is authorized to execute this instrument, and who acknowledged he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 19th day of April, 2023.

DONNA HALLETT
Commission Number 224157
My Commission Expires 8/23/23

Notary Signature
My commission expires: 8/23/23

File #: **23-107**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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 4/19/23.

Date

Affiant Signature

4/26/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of April, 2023.

Notary's Signature

My Commission Expires: 3/17/2024

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024