Karen Johnson Davidson County
Batch# 1011110 DEEDWARR
06/05/2023 11 17 10 AM 2 pgs
Fees $13 00 Taxes $1,065 60
20230605-0042343

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION O. GREATER, FOR THIS TRANSFER IS $288,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2023

Lori T Shelton
Notary Public

MY COMMISSION EXPIRES 8/19/23
(AFFIX SEAL)

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Randall Heitzman and Debra Heitzman	Primis Mortgage Company	Parcel ID 162 09 0B 066 00
(NAME)	(NAME)	
5600 Country Dr , Unit 153	1001 Military Cutoff Road Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Wilmington NC 28405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rebecca Lee now Thurman, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randall Heitzman and Debra Heitzman, 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, A certain condominium apartment in Davidson County, Tennessee, being Townhouse No 153 on the revised plan of Phase 3, Hickory Valley Condominiums, of record in Book 4860, Page 1, as revised in Book 5050, Page 94, as revised in Book 5200, Page 110, as revised in Book 5200, Page 120, as revised in Book 5200, Page 131, Register's Office for said County, which Plan and Record thereof are incorporated herein and made a part hereof by reference

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Hickory Valley Condominiums, Horizontal Property Regime including all interests in and to the Common Elements contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein

And together with the limited common elements known as Hickory Valley Condominiums contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein

Being the same property conveyed to Rebecca Lee, single woman from Nicholas Lane, joined by his wife, Kendall Lane by General Warranty Deed dated October 14, 2020 and recorded on October 15, 2020 in Instrument No 20201015-0119968, Register's Office for Davidson County, Tennessee

Alston Thurman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 5600 Country Dr , Unit 153 , 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, 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 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 our hands this 18th day of May, 2023

Rebecca Lee Thurman

Rebecca Lee Thurman

Alston Thurman

Alston Thurman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rebecca Lee and Alston Thurman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2023

Notary Public

My Commission Expires 3/7/24

(SEAL)

ASHLEY V. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY