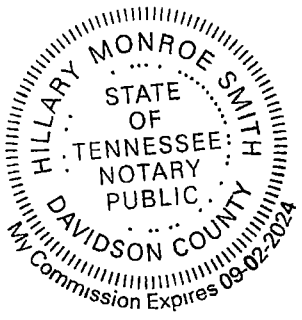
Karen Johnson Davidson County
Batch# 1019471 DEEDWARR
06/27/2023 01 17 24 PM 2 pgs
Fees $13 00 Taxes $22,397 05
20230627-0048841

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,053,255 48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No . P23-4842-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
R.L. Moore, Trustee of the 224 Heady Drive Trust U/A/D June 9, 2023	NEW OWNER	130-05-0-104 00
(NAME)	(NAME)	
224 Heady Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Million Fifty-Three Thousand Two Hundred Fifty-Five And 48/100 Dollars ($6,053,255 48), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **224 HEADY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **R.L. MOORE, TRUSTEE OF THE 224 HEADY DRIVE TRUST U/A/D JUNE 9, 2023**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 21, of Block "K", on the map of the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in book 1130, Pages 71 and 72, register's Office for said County.

Said Lot No. 21, of Block "K", fronts 100 feet on the easterly margin of Heady Drive and extend back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Tara E. Cavazos, married by Warranty Deed from John W. Zuccarello, unmarried of record in Book 10383, page 55, Register's Office for Davidson County, Tennessee, dated March 13, 1997 and recorded on March 18, 1997.

Being the same property conveyed to Gary D. Cavazos by Quitclaim Deed from Tara E. Cavazos (also known as Tara Elizabeth Cavazos) of record in Instrument No. 20091113-0104582 Register's Office for Davidson County, Tennessee, dated November 06, 2009 and recorded on November 13, 2009. Gary D. Cavazos died July 18, 2020. His will was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in Case No. 21P1999.

Being the same property conveyed to 224 HEADY LLC, a Tennessee limited liability company, by Warranty Deed from Tara E. Cavazos, Executrix of the Estate of Gary D. Cavazos, of record as Instrument Number 20220217-0018395, Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 17, 2022.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 224 Heady Drive, Nashville, TN 37205
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 19 day of June, 2023

224 Heady, LLC, a Tennessee Limited Liability Company

BY _____
Billy Frank, President/Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Billy Frank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Preisdent/Chief Manager** of **224 Heady, LLC**, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such President/Chief Manager.

Witness my hand and official seal this the 19 day of June, 2023

My Commission Expires

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public