THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1019790 DEEDWARR
06/27/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20230627-0048971

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jennifer Heinrich and Brandon Heinrich 2010 Sheridan Road Nashville, TN 37206	Owner	072-16-4K-002-00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jackson Kevin Gardner and Megan Gardner, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Brandon M. Heinrich and Jennifer L. Heinrich, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit 2010 on the Plan of 2008 Sheridan Road Cottages**, a Horizontal Property Regime with Private Elements, as shown in the Declaration: of Covenants, Conditions and Restrictions for 2008 Sheridan Road Cottages, as set forth in Exhibit "B" of record in Instrument No. 20190618-0058757, 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, Jackson Kevin Gardner and Megan Gardner, husband and wife by Warranty Deed from, Jackson Valley Land partners LLC, a Tennessee Limited Liability Company of record on March 10, 2020 at Instrument No. 20200310-0026647, Davidson County Register of Deeds.

This property is commonly known as 2010 Sheridan Road, Nashville, TN 37206*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 22nd **day of June, 2023**:

Megan Gardner

Jackson Kevin Gardner

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Megan Gardner** and **Jackson Kevin Gardner,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of **June, 2023**.

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$885,000.00**:

Ragan M. Veach
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22 DAY OF **June, 2023**.

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/22/23 (date of document).

Affiant Signature

6/27/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of June, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

