Karen Johnson Davidson County
Batch# 1019796 DEEDWARR
06/27/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20230627-0048981

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~) Sumner
The actual value or consideration, whichever is greater, for this transfer is $775,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of June, 2023.

Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Nicholas DiMaria	5710 Tennessee Avenue	Owner	
5710 Tennessee Avenue			**091-06-0-471.00**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Benjamin J. Heitz and Michelle N. Byam, n/k/a Michelle Heitz, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Nicholas DiMaria, UNMARRIED MAN,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1621 in Block 14 In Plan No. 2 West Nashville, which plan is of record in Book 57, page (s) 172 and 173, inclusive, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to City Limits Constructions, LLC, a Tennessee limited liability company by Warranty deed from Gala LLC, a Tennessee limited liability company of record in Instrument No. 20200218-0017485 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020.

Being part of the same property conveyed to 5710 Tennessee Ave LLC, a Tennessee limited liability company by Warranty deed from City Limits Construction LLC, a Tennessee limited liability company of record in Instrument No. 20200427-0043662 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 27, 2020.

Being the same property conveyed to Benjamin J. Heitz, an unmarried man and Michelle N. Byam, an unmarried woman, by Warranty deed from 5710 Tennessee LLC, a Tennessee limited liability company of record in Instrument No. 20210303-0027328, Register's Office for Davidson County, Tennessee, dated February 21, 2021 and recorded on March 3, 2021.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 172 and 173, inclusive, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 23rd day of June, 2023.

Benjamin J. Heitz

Michelle N. Byam, n/k/a Michelle Heitz

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Benjamin J. Heitz and Michelle N. Byam, n/k/a Michelle Heitz, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 2023.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/23/23 (date of document).

Jennifer Russell
Affiant Signature

6/27/23
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL