This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21727-DJ

Karen Johnson Davidson County
Batch# 1063131 **DEEDWARR**
10/20/2023 10 29 10 AM 2 pgs
Fees: $13 00 Taxes $1,720 50

20231020-0082346

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000 00

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2023

Notary Public
My Commission Expires _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrea Lauren Wakefield 2026 Traemoor Village Dr Nashville TN 37209	New Owner	114-07-0A-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Diana Marie Heise, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrea Lauren Wakefield, unmarried woman** hereinafter called the Grantee(s), her 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 Unit No 7 on the plan of The Townhomes of Traemoor Village, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements of record in Instrument No 20070323-0035561, amended in Instrument No 20080318-0027145 and in Instrument No 20080808-0081934, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being all of the property conveyed to Lawrence L. Heise and Diana Marie Heise, husband and wife, by deed from Scott Effinger, joined by his spouse, Erika Effinger, of record in Instrument No 20191127-0122819, Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on November 27, 2019 Lawrence L Heise died October 6, 2022 leaving Diana Marie Heise surviving tenant by entirety

This is ☒ improved or ☐ unimproved property located at **2026 Traemoor Village Drive, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2023

GRANTOR.

Diana Marie Heise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diana Marie Heise, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of October, 2023

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY