Name and Address of New Owner: John S. Petty and Julee B. Petty
1603 B Litton Ave
Nashville, TN 37216
Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1082461 DEEDWARR
12/15/2023 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20231215-0096762

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 072-11-2P-002.OO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration} the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Leemor Jewelers, Inc., a New York Profit Corporation, dba Hearten Home Builders Inc., a New York Corporation, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto John S. Petty, a married man, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Unit B of Sixteen-three Litton Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(B), under Declaration of Covenants, Conditions and Restrictions for Sixteen-three Litton Avenue, of record in Instrument No. 20210809-0106732, as amended in Instrument No. 20211102-0146611 and Instrument No. 20220209-0015234, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration, together with the percentage interest in the common elements and voting percentages as set forth in Exhibit to said Declaration.

Being the same property conveyed to Leemor Jewelers, Inc., a New York Profit Corporation, dba Hearten Home Builders, from Music City Holdings, LLC, by Warranty Deed dated February 23, 2022 and recorded March 15, 2022 in Insfrument #20220315-0029897, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC, from Build Trust Homes LLC, by Warranty Deed dated February 23, 2022 and recorded march 8, 2022 in Instrument #20220308-0025962, said Register's Office.

Being the same propertyPREVIOUSLY conveyed to Build Trust Homes LLC, from Hensley Group LLC, a Tennessee limited liability company, by Warranty Deed dated October 28, 2021 and recorded November 12, 2021 in Instrument #20211112-0150801, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee'ssuccessors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2023.

Leemor Jewelers, Inc., a New York Profit Corporation, dba Hearten Home Builders Inc., a New York Corporation

By: Mehrdad Taeidkashani (SEAL)
Mehrdad Taeidkashani, President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ HP Williamson

Before me, a Notary Public of the state and county mentioned, personally appeared Mehrdad Taeidkashani, President of Leemor Jewelers, Inc., a New York Profit Corporation, dba Hearten Home Builders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Leemor Jewelers, Inc., a New York Profit Corporation, dba Hearten Home Builders, the within named bargainor, a Corporation, and that such Merhdad Taeidkashani, President of Leemor Jewelers, Inc., a New York Profit Corporation, dba Hearten Home Builders as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, this 11th day of December, 2023.

Notary Signature
My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ HP Williamson

Sworn to and subscribed before me this 11th day of December, 2023.

Notary Signature
My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 12/11/23.

Affiant Signature – Joshua A. Terry

12/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27