Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1013

Karen Johnson
Batch # 1095208
01/29/2024 10:08:54 AM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20240129-0005823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Ellen Weaver, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rogers Caldwell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit B, together with appurtenant interest in the common elements of Belle Meade Highlands Townhomes, a horizontal property regime with private elements established by declaration of record in Instrument NO. 20081205-0117842, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 24, Block J on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2 of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Ellen Weaver by deed from Randall O' Ratliff, unmarried dated August 10, 2015 of record as Instrument No. 20150812-0080933, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 114 Heady Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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.

NEW OWNER:
Rogers Caldwell
114 Heady Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
130-01-0D-002.00

WITNESS THE EXECUTION HEREOF this 18th day of January, 2024.

Margaret Ellen Weaver

Margaret Ellen Weaver

State of Tennessee)
County of Davidson)

On this 18th day of January, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margaret Ellen Weaver ~~and~~, the bargainor(s), to me known (or proved to ~~me on the~~ basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. HOUSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,000,000.00.**

Christine Maroon
Affiant

Sworn and subscribed before me on this the 25th day of January, 2024.

Notary Public

My Commission Expires: 2/28/25

AMANDA BIRNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY