Karen Johnson Davidson County
Batch# 1111911 DEEDWARR
03/18/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,919.30
20240318-0018357

After recording, return to:
Magnolia Title and Escrow, LLC
1104 Fatherland Street
Nashville, TN 37206

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $789,000.00

Affiant

Subscribed and sworn to before me, this 15 day of March 2024.

Notary Public
My commission expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicole Strauss 1213A North 7 Street Nashville, TN 37207	Same as New owner	071-16-0-247.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hein Properties, LLC, a Tennessee limited liability company, and Brian Hurst, Special Trustee of the Springwaters 20-6 TCKMAH Trust dated June 15, 2020 and Brian Hurst, Special Trustee of The Indy Trust dated January 10, 2022,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nicole Strauss and Alec Strauss, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 252 and the South 15 feet of Lot No. 253, Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee. Said lot and part of lot adjoin and front together 45 feet on the easterly side of North 7th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Hein Properties, LLC, a Tennessee limited liability company, and Trey Cain, Trustee of the Springwaters 20-6 TCKMAH Trust and Trey Cain, Trustee of The Indy Trust by Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II dated April 25, 2023 of record as Instrument No. 20230426-0030547, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1213A North 7 Street, Nashville, TN 37207

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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.

WITNESS my hand this the 15th day of March, 2024.

Hein Properties, LLC
A Tennessee limited liability company

By: Joshua Hein
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joshua Hein, Sole Member for Hein Properties, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of March, 2024.

JUDY MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission expires: 8-23-2025

Springwaters 20-6 TCKMAH Trust
dated June 15, 2020

By: Brian Hurst
Its: Special Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brian Hurst, Special Trustee for Springwaters 20-6 TCKMAH Trust Dated June 15, 2020,** the within named bargainor, **a Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as such **Special Trustee**.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of March, 2024.

JUDY MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission expires: 8-23-2025

Indy Trust dated January 10, 2022

By: Brian Hurst
Its: Special Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brian Hurst, Special Trustee for Indy Trust dated January 10, 2022,** the within named bargainor, **a Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as such **Special Trustee**.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of March, 2024.

Notary Public

My Commission expires: 8-23-2025

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2024037894

Certificate of Authenticity

I, _____, 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 **March 15, 2024**.

Affiant Signature

March 15, 2024

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **15th** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026