NEW OWNER:
Alexander Tatum Heilbronn
Hallye Claire Angelin
3015 Louise Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Ally Bank
601 S. Tryon St # 100
Charlotte, NC 28202

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-138

MAP & PARCEL
119-13-0-070

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1113112 DEEDWARR
03/20/2024 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240320-0019359

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS ($360,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Peggy S. Seay** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Alexander Heilbronn, and Hallye C. Angelin, as tenants in common with the right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The following described tract of land, situated and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being Lot No. 74 on the Map of the H.G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for said County.

Said Lot No. 74 fronts 65 feet on the west side of Louise Drive, and runs back 186.98 feet on the north line and 185.78 feet on the south line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Peggy S. Seay by Quit Claim Deed from Floyd A. Seay of record as Instrument No. 20120627-0056256 in the Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on June 27, 2012.

Being also known as 3015 Louise Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 20 day of March, 2024.

Peggy S. Seay
PEGGY S. SEAY

By: Teresa Lane
TERESA LANE, her Attorney-in Fact
Pursuant to Power of Attorney of Record
RODCT, Instrument # 20240318-0018499

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TERESA LANE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **PEGGY S. SEAY**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of March, 2024.

NOTARY PUBLIC

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 06-28-25

****

The actual consideration or value, whichever is greater, for this transfer is $ **360,000.00**.

Lisa Allard

AFFIANT

Sworn to and subscribed to before me this 20th day of March, 2024.

NOTARY PUBLIC

My commission expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

I Lisa Allard, 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 20, 2024.

Lisa Allard March 20, 2024

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this March 20, 2024.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY