Karen Johnson Davidson County
Batch# 1144403 DEEDWARR
06/06/2024 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240606-0042610

WARRANTY DEED

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is ~~$899,999.00~~.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2024.

Notary Public

My commission expires: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Heinz **Lexa Heinz**	New Owner	**Map 131-08-0-B, Parcel 016co**
101 Glendale Garden Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carlota Vega and Richard W. Vega, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Heinz and Lexa Heinz, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 16 on the Amended Final Plat of Glendale Garden, a Planned Unit Development, as of record in Book 6900, Page 273, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Carlota Vega and Richard W. Vega, by Warranty Deed from Stanley W. Sadler Sr. and Tamara T. Sadler, husband and wife, of record in Instrument No. 20210907-0119484, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 6900, Page 273, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Glendale Garden, a Planned Unit Development, of record in Book 6544, Page 199, By-Laws appended thereto, in Book 6544, Page 214, and as amended in Book 8044, Page 660, Register's Office for Davidson County, Tennessee. 3) Charter of Glendale Garden Homeowners' Association, Inc. of record in Book 6564, Page 486, said Register's Office. 4) Restrictive Covenants contained in instrument of record in Book 675, Page 363, Register's Office for Davidson County, Tennessee. 5) Conveyance of common area to Glendale Garden Homeowners Association of record in Book 7351, Page 896, said Register's Office. 6) Deeds of conveyances for sewer and water mains of record Book 7061, Page 144 and in Book 7061, Page 176, said Register's Office. 7) Subject to rights of others in and to the common areas and/or elements. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **101 Glendale Garden Drive, Nashville, TN 37204**

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 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. 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/our hand(s) this 23 day of **May, 2024.**

Carlota Vega

Richard W. Vega

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carlota Vega and Richard W. Vega,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of **May, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 5/23/24.

Affiant Signature – Joshua A. Terry

6/4/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27