

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $875,000.00.

Affiant

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

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Brandon Heckert and Rachel Heckert	6924 Shelly Trail	Southern Bank of Tennessee	
6924 Shelly Trail		**675 N Mount Juliet Road**	**172-11-0B-014.00-CO**
Nashville, TN 37211	Nashville, TN 37211	**Mt. Juliet, TN 37122**	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Benjamin T. Howell and Margaret E. Howell, husband and wife,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Brandon Rick Heckert and Rachel Samantha Heckert, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of Christiansted Valley Reserve, a Cluster Lot Subdivision of record in Plat at Instrument No. 20141223-0117560, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin T. Howell and Margaret E. Howell, husband and wife by Warranty Deed from The Jones Company of Tennessee, LLC., a Missouri limited liability company of record in Instrument No. 20160222-0016497 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20141223-0117560, Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 306, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150223-0015580, Instrument No. 201905200047320

Karen Johnson Davidson County
Batch# 1149920 DEEDWARR
06/24/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20240624-0047017

and Instrument No. 201905200047325 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Restrictions of record in Book 5708, Page 670 and Book 5712, Page 425, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Stormwater Management Agreement of record in Instrument Number 20131121-0119969, in the Register's Office for Davidson County, Tennessee.

Easements retained in Book 5712, Page 425, Register's Office for Davidson County, Tennessee.

Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706, as amended in Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5696, Page 275, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Mother-in-Law Apartment of record in Instrument Number 20180402-0030002, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations and Clarification Christiansted Valley Homeowners Association, Inc of record in Instrument Number 20170602-005138, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of June, 2024.

Benjamin T. Howell

Margaret E. Howell

STATE OF GEORGIA)
COUNTY OF Cherokee)

Personally appeared before me, Mark T. Brown, the undersigned, a Notary Public, in and for said State and County, **Benjamin T. Howell and Margaret E. Howell, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 20th day of June, 2024.

NOTARY PUBLIC
My Commission Expires:

MARK T BROWN NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 25, 2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of June, 2024.

Affiant Signature
Date 6/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

