Karen Johnson Davidson County
Batch# 1154139 DEEDWARR
07/03/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240703-0050399

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater for this transfer is: $405,000.00

Affiant Signature

Subscribed and sworn to before me on this the 3 Day of July, 2024.

Notary Public
My Commission expires 7 / 15 / 26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Samantha Heston, Bobby Heston and Renee Heston
2624 Foster Ave
Nashville, TN 37210

SEND TAX BILLS TO:
Samantha Heston, Bobby Heston and Renee Heston
2624 Foster Ave
Nashville, TN 37210

MAP AND PARCEL NUMBER: 11905038800

WARRANTY DEED

6/27/24 **24NT00640**

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Katelyn Backhaus and Joshua Besaw, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samantha R. Heston, an unmarried woman and Bobby R. Heston and Renee L. Heston, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Block No. 1, on the Plan of Subdivision of Cumberland Nurseries, Blocks Nos. 1 and 2 of record in Plat Book 161, page 35, 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 Katelyn Backhaus and Joshua Besaw, wife and husband from Regeneration Investments, LLC, by Warranty Deed dated 04/02/2021 and recorded 04/05/2021 in Instrument No. 20210405-0043651, Register's Office of said County.

This is an improved property commonly known as: 2624 Foster Ave, Nashville, TN 37210-4970

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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Katelyn Backus 06/27/2024 05:11 PM CDT

Katelyn Backhaus

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, on this day virtually appeared **Katelyn Backhaus**, proved to me through State Driver's License to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

06/27/2024 05:30 PM CDT

Witness my hand, at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public
My Commission expires: _____/_____/_____.

1/25/26

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Joshua Besaw 06/27/2024 05:18 PM CDT

Joshua Besaw

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, on this day virtually appeared **Joshua Besaw**, proved to me through State Driver's License to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

06/27/2024 05:30 PM CDT

Witness my hand, at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public
My Commission expires: _____/_____/_____.

1/25/26

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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 6/27/2024.

Affiant Signature – Joshua A. Terry

7/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/3/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON