WARRANTY DEED

Karen Johnson Davidson County
Batch# 1159478 DEEDWARR
07/18/2024 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20240718-0054082

File #24-PA-0360-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Romeo Heine and Francesca Heine	**Pinnacle Bank, a Tennessee bank**	
(NAME)	(NAME)	**104-10-0C-034-00**
360 Elmington Avenue	**150 3rd Avenue South, Ste 1000**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HOLLI E. HINES, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES ROMEO HEINE AND FRANCESCA HEINE, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. H-34, on the Horizontal Property Regime for 2ND REVISED PLAN OF ELMINGTON CONDOMINIUM, as recorded in the Master Deed of record in Book 4486, Page 547, corrected in Book 4673, Page 102; Book 4963, Page 254; and Book 4963, Page 265, and as shown on plat of record in Plat Book 4660, Page 60, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Holli E. Hines, a Single Person, by Warranty Deed from Luthur Beazley, IV and Kyung N. Beazley, Husband and Wife, of record in Instrument No. 20140313-0021005, in the Register's Office of Davidson County, Tennessee, dated March 12, 2014, and recorded on March 13, 2014.

The said Holli E. Hines having since married does hereby affirm that said property has never been a primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN OF ELMINGTON CONDOMINIUM, as recorded in Plat Book 4660, Page(s) 60; Plat Book 4300, Page 16 and Plat Book 4300, Page 200.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ELMINGTON CONDOMINIUM of record in Book 4486, Page 547, as corrected in Book 4673, Page 102 and amended in Book 4963, Page 265; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Agreement as set forth in instrument recorded in Book 4728, Page 411 and Book 4728, Page 836.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **360 Elmington Avenue, Nashville, TN 37205**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 17th day of July, 2024.

Holli E. Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2024, before me personally appeared Holli E. Hines, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Pam Autry,** 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 17 day of July, 2024.

Affiant Signature

Date 7/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027