STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$586,900.00** (Five Hundred Eighty Six Thousand Nine Hundred).

Linda Ann Heiberg

AFFIANT

Subscribed to and sworn before me this 31st day of July 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1164922
08/01/2024 01:23:10 PM
Fees: $13.00 Taxes: $2,171.53

20240801-0058470

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT PREPARED BY
~~AND PLEASE RETURN TO:~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard G. Heiberg and Linda Ann Heiberg 2400 Mechanic Street, Apt. 505 Galveston, TX 77550	**SAME AS NEW OWNER**	173-09-0A-136.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SITTING MILL, LLC, a Wyoming limited liability company** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD G. HEIBERG AND LINDA ANN HEIBERG, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 220, as shown on the plan of Section One, Lenox Village II (formerly addition to Sugar Valley), as shown on plat of record in instrument No. 20030106-0001756 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marietta Fields, unmarried by Warranty Deed from Hunter R. Mobley, unmarried of record in Instrument No. 20190910-0091497 Register's Office for Davidson County, Tennessee, dated September 05, 2019 and recorded on September 10, 2019.

Being the same property conveyed to Sitting Mill, LLC by Tennessee Quit Claim Deed from Marietta Fields of record in Instrument No. 20240426-0030202 Register's Office for Davidson County, Tennessee, dated April 17, 2024 and recorded on April 26, 2024.

Morgan Fields executes this instrument as Attorney-in-Fact on behalf of Martha Marietta Fields, pursuant to the Durable Power of Attorney recorded in Instrument No. 20240722-0054841, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **608 SITTING MILL COURT** **NASHVILLE, TN 37211**

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. Whenever 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, this 31st day of July 2024

Sitting Mill, LLC

J. Morgan Fields, Sole Member

By: Morgan Fields, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Morgan Fields,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me that he is the Sole Member of Sitting Mill, LLC, a member-managed Wyoming limited liability company, and the he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Sitting Mills, LLC, by signing his name as Sole Member.

Witness my hand and official seal on this the 31st day of July 2024.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY