Karen Johnson Davidson County
Batch# 1167081 DEEDWARR
08/06/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20240806-0060013

Name and Address of New Owner:
Chelsea Amanda Tolbert
1315 Lillian Street
Nashville, TN 37206
Send Tax Bills To:
Shelter Lending Services, LLC
1245 Cheyenne Avenue Ste. 304B/304C
Grafton, WI 53024
This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 083-13-0-549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Heimerdinger and Caitlin Heimerdinger, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chelsea Amanda Tolbert, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 2 on the Plan of Final Plat, Re-subdivision part of Lot 109 & 110 on the plan of East Edgefield, of record in Instrument #20141007-0092696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Heimerdinger and Caitlin Heimerdinger, husband and wife, from Jeremy Levin and Lauren Levin, husband and wife, by Warranty Deed dated July 23, 2021 and recorded July 27, 2021 in Instrument #20210727-0100812, said Register's Office.

Property more commonly known as 1315 Lillian Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of August, 2024.

(SEAL)
Brian Heimerdinger

(SEAL)
Caitlin Heimerdinger

STATE OF Tennessee
COUNTY OF Williamson

On this 5th day of August, 2024, before me personally appeared Brian Heimerdinger and Caitlin Heimerdinger, 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 5th day of August, 2024.

Notary Signature
My commission expires: 6-8-2024

STACI QUINTANILLA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184024124
MY COMMISSION EXPIRES JUN 8, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $915,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson BH

Sworn to and subscribed before me this 5th day of August, 2024.

Notary Signature
My commission expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 5, 2024**.

Affiant Signature

August 6, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25