Karen Johnson Davidson County
Batch# 1179368 DEEDWARR
09/10/2024 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240910-0069439

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 11/2/2024

(AFFIX SEAL)

MST 2024-1152

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Lars Thorson Laura Thorson	**New owner**	061 06 0 062.00
(NAME)	(NAME)	
4108 Hutson Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Kerstin Heitzke,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian Lars Thorson Laura Thorson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 No. 212 and the Southerly 50 feet of Lot No. 211 on the Plan of Plan of Re-Subdivision of Maplewood Heights, Second Subdivision of record in Plat Book 6200, Page 847, 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 Michael A. Heitzke and Casey L. Heitzke, husband and wife by Warranty Deed from CA2TN, LLC, a Tennessee limited liability company of record in Instrument No. 20200428-0044472 Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 28, 2020.

Being the same property conveyed to Michael A. Heitzke, an unmarried man by Quitclaim Deed from Casey L. Heitzke, an unmarried woman of record in Instrument No. 20210312-0032730 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 12, 2021.

Michael Heitzke died intestate on September 21, 2023 and his estate is being probated through the Probate Court of Davidson County, Tennessee, leaving his surviving spouse, Tian Abene Cornell as heir at law.

Affidavit of Heirship of record in Instrument No. 20240827-0065869, register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kerstin Heitzke by Quitclaim Deed from Tian Abene Cornell of record in Instrument No. 20240827-0065870, date August 26, 2024 and recorded on August 27, 2024, Register's Office for Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 847, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 7838, Page 762, in the Register's Office for Davidson County, Tennessee.

This property, known as 4108 Hutson Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 hand this 30 DAY OF AUGUST, 2024.

Kerstin Heitzke

STATE OF NEW YORK
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kerstin Heitzke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of August, 2024.

Notary Public

KEISHA BROCKINGTON
Notary Public - State of New York
NO. 01BR6436736
Qualified in Richmond County
My Commission Expires Jul 18, 2026

My commission expires: 07/18/2026

(SEAL)

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/30/2024 (date of document).

Affiant Signature

8/30/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

