THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
[illegible]
Closing Solutions, Inc
[illegible]
Nashville, TN 37215

Karen Johnson
Batch # 1195924
10/21/2024 08:56 AM
Fees: $18.00 Taxes: $1,239.50

Davidson County
DEEDWARR
3 pgs

20241021-0081432

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Dillon Hetrick 4209 Winterbrook Road Nashville, TN 37207	New Owner	032-13-0-011.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Elizabeth Ann Nuber and Carol Ann Nuber, joint tenants**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Dillon Hetrick**, **unmarried man,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 17 on the Plan of Section I, Timber Trail Subdivision** of record in Plat Book 5200, Page 205, 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 Elizabeth Ann Nuber and Carol Ann Nuber, joint tenants,, by Warranty Deed Fairlane Invest, LLC, a Limited Liability Company, of record in Instrument No. 20220315-0030113, dated March 8, 2022 and recorded March 15, 2022, Register's Office for Davidson County, Tennessee.

This is property commonly known as 4209 Winterbrook Road, Nashville, TN 37207*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, as of the dates noted below:

Elizabeth Ann Nuber Date: 10/17/24
Elizabeth Ann Nuber

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Ann Nuber,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day **of October, 2024:**

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

Carol Ann Nuber Date: 10/17/2024
Carol Ann Nuber

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol Ann Nuber,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day **of October, 2024:**

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$335,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 17th DAY OF **October, 2024:**

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026