Karen Johnson Davidson County
Batch# 1197864 DEEDWARR
10/25/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $5,427.90
20241025-0083029

WARRANTY DEED

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

File No. AP-24-7618

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,467,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Lovell and Sara Rathbun	**New Owner**	
(NAME)	(NAME)	
1208 North 7th Street		071-16-0-234.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I/we, **Hein Properties, LLC, a Tennessee Limited Liability Company, Trey Cain, Trustee of Springwaters 20-6 TCKMAH Trust dated June 15, 2020, and Trey Cain, Trustee of Foundation Trust dated September 7, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Lovell and Sara Rathbun, a married couple**, HEREINAFTER CALLED THE GRANTEE, 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. 192 and the Northerly 20 feet of Lot No. 193 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County, to which plan reference is made for a more complete description of the property.

Said Lot No. 192 and part of Lot No. 193 fronts together 50 feet on the Westerly margin of North Seventh Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Hein Properties, LLC, a Tennessee limited liability company, and Trey Cain, Trustee of Springwaters 20-6 TCKMAH Trust and Trey Cain, Trustee of Foundation Trust by Warranty Deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of The O'Malley Family Trust II of record in Instrument No. 20230518-0037212 Register's Office for Davidson County, Tennessee, dated May 15, 2023 and recorded on May 18, 2023.

This is property more commonly known as 1208 North 7th Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of October, 2024.

Springwaters 20-6 TCKMAH Trust
dated June 15, 2020

By: _____
Trey Cain, Trustee

Foundation Trust dated September 7, 2022

By: _____
Trey Cain, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Trey Cain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the Springwaters 20-6 TCKMAH Trust U/A/D June 15, 2020, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 23 day of October, 2024.

_____
Notary Signature
My commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Trey Cain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the Foundation Trust U/A/D September 7, 2022, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 23 day of October, 2024.

_____
Notary Signature
My commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Hein Properties, LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hein, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Joshua Hein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of Hein Properties, LLC the within named bargainor, a Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Sole Member

Witness my hand, at office, this 24th day of October, 2024.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Sizore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, ALLISYN G. PINKSTON, 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 **October 24, 2024**.

Date

ALLISYN G. PINKSTON
Affiant Signature

10/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **25** day of **October**, 20**24**.

_____
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025