Karen Johnson Davidson County
Batch# 1202884 DEEDWARR
11/08/2024 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $15,170.00
20241108-0087153

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $4,100,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2024.

Patricia L Hurtt
Notary Public

My commission expires: 3/15/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jonathan Cornelius	NEW OWNER	**131-05-0-020.00**
3501 Trimble Rd		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Brian Heinrichs and Joy Heinrichs, Husband and Wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jonathan Cornelius, unmarried.

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Russwood Heights as of record in Plat Book 2133, Pages 12 and 13 (erroneously referred to as Book 2123 in previous Deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
Being the same property conveyed to Brian Heinrichs and Joy Heinrichs, husband and wife by Warranty Deed from Hauco LLC, a Tennessee limited liability company of record in Instrument No. 20190930-0099228, Register's Office for Davidson County, Tennessee, dated September 25, 2019 and recorded on September 30, 2019.

This isimproved property known as **3501 Trimble Rd, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of November, 2024.

Brian Heinrichs

Joy Heinrichs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brian Heinrichs and Joy Heinrichs, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of November, 2024.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

Lenders Title Company File No. 24-001792-524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 11/6/24 (date of document).

Michelle W Kendig
Affiant Signature

11/6/24
Date

State of Tennessee
County of Williamson

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

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

