Karen Johnson
Batch # 1220317
12/27/2024 10 28 00 AM
Fees $13 00 Taxes $984 20
Davidson County
DEEDWARR
2 pgs
20241227-0100332

This Instrument Prepared by & Return to
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darrin S. & Melissa R. Heavener 2267 Tinnin Rd. Goodlettsville, TN 37072	Darrin S. & Melissa R Heavener 2267 Tinnin Rd. Goodlettsville, TN 37072	042080A-019 00-CO

THIS INDENTURE, made this 19th day of December, 2024 between

Carl Dean Dowell, Jr., as Administrator of the Estate of Shirley Ann Dowell, deceased

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Darrin S. Heavener and wife, Melissa R. Heavener

of Davidson County Tennessee, hereinafter referred to as **Grantee**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit.

A certain tract or parcel of land in the 3rd District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 19, Final Plat, Heritage Glen P.U.D. as of record in Book 6900, Page 981, Register's Office, Davidson County, Tennessee, to where a more complete and accurate description of said lot can be found.

Being the same property conveyed to Shirley A. Dowell, a single woman by Warranty Deed dated 2/14/1991 from Tri-County Builders, Inc. of record in Book 8295 Page 344, Register's Office for Davidson County, Tennessee. Shirley A. Dowell aka Shirley Ann Dowell now deceased having died 3/9/2023. Probate of the Estate of Shirley Ann Dowell, Case No. 23-P-1666, Davidson County, Tennessee, including Order approving Non-Judicial Settlement Agreement authorizing Carl Dean Dowell, Jr., as Administrator of the estate.

This is (X) improved ( ) unimproved property known as: 1720 Heritage Glen Dr., Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and paid at closing and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Carl Dean Dowell as Administrator

Carl Dean Dowell, Jr , as Administrator of the
Estate of Shirley Ann Dowell, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carl Dean Dowell, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Administrator of the Estate of Shirley Ann Dowell, deceased and is authorized by the Estate to execute this instrument on behalf of the Estate

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of December, 2024.

Tammy D. Mellons

Notary Public
My Commission Exp: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $266,000.00.

Melissa R Heaven

Affiant

Sworn to and subscribed before me, this 19th day of December, 2024

Tammy D. Mellons

Notary Public
My Commission Exp: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY