This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1229837 DEEDWARR
01/23/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250123-0005420

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $370,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of Jan., 2025.

Notary Public

My Commission expires 1 / 25 / 26

ED RUNSBERGER, TENNESSEE NOTARY PUBLIC, COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Jasmine L Love
4809 Trappers Rdg
Antioch TN 37013

SEND TAX BILLS TO:
NEW OWNER AS STATED ABOVE

MAP AND PARCEL NUMBER: 14905012300

WARRANTY DEED
24NT01452

Effective the 13 Day of January 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Russell Hegedorn, an unmarried man and Dale Vance and Lindsey Hegedorn, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jasmine L Love, unmarried woman

Hereinafter called the GRANTEES, their 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. 141, as shown on the map entitled Section Two, Terragon Trails, of record in Plat Book 5050, page 9, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell Hegedorn, an unmarried man and Dale Vance and Lindsey Hegedorn, husband and wife from Bryce J. Bird, a married man, by Warranty Deed dated 01/04/2022 and recorded 01/14/2022 in Instrument No. 20220114-0005638, Register's Office of said County.

This is an improved property commonly known as: 4809 Trappers Ridge, Antioch, TN 37013-2750

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 13th day of January 2025

Russell Hegedorn

Dale Vance

Lindsey Hegedorn

State of New York
County of Monroe

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Russell Hegedorn, Dale Vance, and Lindsey Hegedorn** the within named bargainers, 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.

Witness my hand, at office, this 13th day of January, 2025.

Notary Public Peter Fountain

PETER FOUNTAIN
Notary Public, State of New York
No. 01FO6386962
Qualified in Monroe County
Commission Expires 02/04/2027

My Commission expires: 2 / 4 / 2027.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1-13-2025 (date of document).

Affiant Signature

1-17-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of January, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26