Karen Johnson Davidson County Batch# 1236757 DEEDWARR 02/13/2025 09:56:30 AM 3 pgs Fees: $18.00 Taxes: $1,221.00 20250213-0010931	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $330,000.00 Affiant Subscribed and sworn to before me, this 12th day of February, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Dawn Nicole Heller	Same as	**053060A18500CO**
1760 Merritt Street	New owner	
Nashville, TN 37138		

FOR AND IN 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 ACKNOWLEDGE, WE,

Patricia A Johnson, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dawn Nicole Heller, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 185, Plan of Waterford Subdivision, Phase Two, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Patricia A Johnson, an unmarried woman, by Warranty Deed from Thomas R Jones, Jr and Ricci B Martin, nka Ricci B Jones, as joint tenants with rights of survivorship, dated August 27, 2019, of record in Instrument No. 20190829-0087387, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 8699, Page 462, said Register's Office.

Charter of record in Book 8711, Page 701, said Register's Office.

Bylaws of record in Book 8715, Page 583, said Register's Office.

Restrictions Amendment of record in Book 9530, Page 185, said Register's Office.

By-Law Amendment of record in Instrument No. 20090309-0020515, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1760 Merritt Street, Nashville, TN 37138.

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 in 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.

Patricia A Johnson Date: 2/12/25

Patricia A Johnson

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Patricia A Johnson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2025.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, 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 **February 12, 2025**.

Date

D. Hardwick

Affiant Signature

February 13, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

