# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239468 DEEDWARR
02/21/2025 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,884.00
20250221-0012802

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Feb, 2025

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26

(AFFIX SEAL)

MEGAN CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

MST 2024-1490

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy Lance Burage and Bradley Shane Uhlmann | Raymond James Bank | 117-12-0W-002.00-CO |
| (NAME) | (NAME) | |
| 3489 Granny White Pike | P.O. Box 23558 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | St. Petersburg, FL 33742-3558 | |
| (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, WE, **Justin Lee Heinz and Desiree Danielle Heinz,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Lance Burage and Bradley Shane Uhlmann, joints tenants with rights of survivorship,** 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 Unit B of Homes At Noelton and Granny White, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At Noelton and Granny White, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160926-0101318, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co owners and tenants of Homes At Noelton and Granny White, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160926-0101318 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.**

**Being the same property conveyed to Justin Lee Heinz and Desiree Danielle Heinz, husband and wife, by Warranty Deed of Brent A. Ford and Katherine Grace Ford, husband and wife, of record in Instrument No. 20200325-0032555, Register's Office for Davidson County, Tennessee, dated 03/25/2020.**

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 3, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160926-0101318 and Book 1427, page 461 and Book 1450, page 439 and Bylaws Charter of record in Instrument Number 20160926-0101317, , Register's Office for Davidson County, Tennessee. Right of Way of Granny White Pike and Noelton Avenue Subject to rights of others in and to the common areas and/or elements.

This property, known as 3489 Granny White Pike, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 13th DAY OF February, 2025.

Justin Lee Heinz

Desiree Danielle Heinz

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Justin Lee Heinz and Desiree Danielle Heinz, 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 and official seal at office, this 13th day of February, 2025.

Notary Public

My commission expires: 8-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

**True Copy Certification**

I, Yvette Meldrum, 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 Feb 13, 2025.

Affiant Signature _____

Feb 13, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of Feb 2025.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

