WARRANTY DEED



Karen Johnson
Batch # 1240472
02/25/2025 11 19 11 AM
Fees $13 00 Taxes $2,101 60



20250225-0013812

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SIXTY EIGHT THOUSAND AND 00/100 (568,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
EDWARD ALLEN KROHN (NAME)	**NEW OWNER** (NAME)	**103 02 0 242 00**
102 DEMOSS ROAD NASHVILLE, TN 37209 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of February, 2025, the undersigned, **AUSTIN HEIING AND MALLORY HEIING F/K/A MALLORY GRABANS, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **EDWARD ALLEN KROHN, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **102 DEMOSS ROAD, NASHVILLE, TN 37209** and more particularly described as follows·

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of DEMOSS SUBDIVISION of record in Plat Book 9700, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mallory Grabans, now known as Mallory Heiing, a single woman and Austin Heiing, a single man, as joint tenants with right of survivorship, by Warranty Deed from Brian Adam Miller and Megan May Miller, husband and wife, of record in Instrument No 20220805-0089327, in the Register's Office of Davidson County, Tennessee, dated August 04, 2022, and recorded on August 05, 2022

*Note. Austin Heiing and Mallory Grabans, now known as Mallory Heiing, were married on October 22, 2022, and therefore now transfer the hereinabove described Property as husband and wife

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following

1 Any and all visible easements lying on or across the property
2 Rights or claims of parties in possession not shown by the public records
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises

4 Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, this instrument has been executed this 18th day of February, 2025.

GRANTOR AUSTIN HEIING

Austin Heiing

STATE OF Arkansas)
COUNTY OF Benton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **AUSTIN HEIING**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 18th day of February, 2025

Casey R Thacker 04/02/2031

Notary Public My Commission Expires

CASEY R THACKER
Notary Public - Arkansas
Benton County
Commission 12713747
My Commission Expires Apr 2, 2031

GRANTOR. MALLORY HEIING F/K/A MALLORY GRABANS

Mallory Heiing F/K/A Mallory Grabans

STATE OF Arkansas)
COUNTY OF Benton)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MALLORY HEIING F/K/A MALLORY GRABANS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 18th day of February, 2025.

Casey R Thacker 04/02/2031

Notary Public My Commission Expires

CASEY R THACKER
Notary Public - Arkansas
Benton County
Commission 12713747
My Commission Expires Apr 2, 2031