Karen Johnson Davidson County
Batch# 1280066 DEEDWARR
06/02/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,882.30
20250602-0042873

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY	STATE OF Tennessee) COUNTY OF Montgomery The actual consideration or value, whichever is greater, for this transfer is: $779,000.00 Affiant Subscribed and sworn to before me, this 28 day of May, 2025. Notary Public My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner: Sandra Radney and Nick Radney 807 3rd Avenue North, Nashville, TN 37201	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 082-13-0E-129-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER W. HEINE, AS TRUSTEE OF THE CHRISTOPHER W. HEINE LIVING TRUST DATED FEBRUARY 27, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NICK RADNEY AND SANDRA LYNN RADNEY, HUSBAND AND WIFE** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. Unit 129 of District Lofts, a Condominium Development, as established by Master Deed of record in Instrument No. 20080104-0001256, as amended in Instrument No. 20080609-0059308 and Surveyor's Certificate of Correction of record in Instrument No. 20080111-0003637, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher W. Heine, from Douglas P. Cox and Gretchen S. Cox, husband and wife, by Warranty Deed dated December 11, 2020, and recorded on December 22, 2020, as Document No. 20201222-0152234, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher W. Heine, as Trustee of the Christopher W. Heine Living Trust dated February 27, 2023 by Deed dated February 27, 2023 from Christopher W. Heine, recorded March 6, 2023, in Instrument Number 202303060015654, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **807 3rd Avenue North, Nashville, TN 37201**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of MAY, 2025.

THE CHRISTOPHER W. HEINE LIVING TRUST DATED FEBRUARY 27, 2023

CHRISTOPHER W. HEINE, TRUSTEE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRISTOPHER W. HEINE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of **THE CHRISTOPHER W. HEINE LIVING TRUST DATED FEBRUARY 27, 2023**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 23rd day of May, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 5/23/25.

Affiant Signature – Joshua A. Terry

5/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/28/25.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON