Karen Johnson Davidson County
Batch # 1280640 DEEDWARR
06/02/2025 03 47 58 PM 2 pgs
Fees $13 00 Taxes $2,220 00
20250602-0043272

This instrument prepared by
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number 8-5306-AJ

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-MM-25-1716

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 29th day of May, 2025.

Notary Public
My Commission Expires. _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christian Theodore Heyne 1726 Stokes Lane Nashville, TN 37215	SAME AS NEW OWNER	~~117~~ 07 0 187 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Allison Jones, a single woman (individually and/or collectively, "Grantor"), transfer and convey unto Christian Theodore Heyne, a single man (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot 11, of the ZONE - LOT DIVISION LOT 11, WALTER STOKES HOMEPLACE SUBDIVISION, as recorded in Plat Book 5190, Page 671, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Beginning at an iron pin in the Northerly right-of-way line of Stokes Lane, said iron pin being the Southeasterly corner of said Lot 11; thence along the Northerly right-of-way line of Stokes Lane North 71 degrees 43' West 50.00 feet to a point, thence 17 degrees 41' 38" East 205 04 feet to an iron pin; thence South 71 degrees 43' East 50 07 feet to an iron pin in the Northeast corner of Lot 11; thence South 17 degrees 42' 50" West 205.04 feet to the Point of Beginning.

Being the same property conveyed to Allison Jones, by Warranty Deed from Anne G. Carrier and Wallace H. Carrier, of record in Instrument No. 20100823-0066418, in the Register's Office of Davidson County, Tennessee, dated August 12, 2010, and recorded on August 23, 2010.

This is improved property located at. **1726 Stokes Lane, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever

said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number 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 29th day of May, 2025.

GRANTOR:

Alison Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alison Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 29th day of May, 2025

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028