This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1281994 DEEDWARR
06/06/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250606-0044655

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $375,000.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 27 Day of May, 2025.

Notary Public
My Commission expires 1 / 25 / 26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Christopher Daniel Heim
107 Fitzpatrick Ct.
Nashville, TN 37214
SEND TAX BILLS TO:
Christopher Daniel Heim
107 Fitzpatrick Ct.
Nashville, TN 37214

MAP AND PARCEL NUMBER: 10804021100

WARRANTY DEED
25NT00532

Effective the 27 Day of May, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Stacey Neal Douglas as residuary devisee under the last will and testament of Judith Ann Douglas aka Judith A. Douglas, deceased

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher Daniel Heim, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 381, on the plan of LARCHWOOD, SECTION SEVEN, as shown on plat of record in Book 6900, Page 274, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Judith A. Douglas, unmarried woman from Donna Tiesler Milliken (formerly known as Donna Tiesler) and Dennis Milliken, wife and husband, by Warranty Deed dated 05/14/2020 and recorded 05/26/2020 in Instrument No. 20200526-0053676, Register's Office of said County.

Being the same property conveyed to Stacey Neal Douglas as residuary devisee under the last will and testament of Judith Ann Douglas aka Judith A. Douglas, probated in the Davidson County Circuit Court probate division, case #24P827.

This is an improved property commonly known as: 107 Fitzpatrick Ct, Nashville, TN 37214-3956

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27 day of May, 2025.

Stacey Neal Douglas

Stacey Neal Douglas

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stacey Neal Douglas, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-27-25 (date of document).

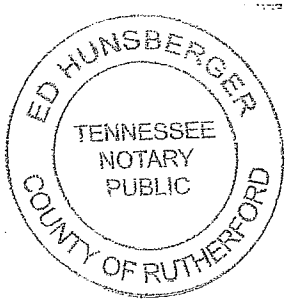
Affiant Signature

6/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of June, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26