Karen Johnson Davidson County
Batch # 1283527 DEEDWARR
06/09/2025 01:41:21 PM 2 pgs
Fees: $13.00 Taxes: $1,326.45
20250609-0045190

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Valencia Sinclair 1720 Heritage Glen Dr. Madison, TN 37115	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	042080A- 019.00CO

THIS INDENTURE, made this 4th day of June, 2025 between

Darrin S. Heavener and wife, Melissa R. Heavener

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Valencia Sinclair, unmarried woman

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 3rd District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 19, Final Plat, Heritage Glen P.U.D. as of record in Book 6900, Page 981, Register's Office, Davidson County, Tennessee, to where a more complete and accurate description of said lot can be found.

Being the same property conveyed to Darrin S. Heavener and wife, Melissa R. Heavener by Warranty Deed dated 12/19/2024 from Carl Dean Dowell, Jr., as Administrator of the Estate of Shirley Ann Dowell, deceased of record in Instrument No. 20241227-0100332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines; public utility & drainage easements & drainage easements of record in Book 6900, Page 981, said Register's Office.

This is (X) improved ( ) unimproved property known as: 1720 Heritage Glen Dr., Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2025 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Darrin S. Heavener

Darrin S. Heavener

Melissa R. Heavener

Melissa R. Heavener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darrin S. Heavener and Melissa R. Heavener, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of June, 2025.

Karen B. Heavener

Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $358,500.00.

Valencia Sinclair

Affiant

Sworn to and subscribed before me, this 4th day of June, 2025.

Karen B. Heavener

Notary Public
My Commission Exp:_____

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027