(3)

BOX 10-A

Warranty Deed

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 10/4/27

State of Tennessee
County of Davidson

The actual consideration for this transfer is $550,000 00

Affiant

Subscribed and sworn to before me this the 3rd day of July, 2025

Notary Public
My Commission Expires

Karen Johnson
Batch # 1295361
07/09/2025 09 54 32 AM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20250709-0053882

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO
Marketplace Title and Escrow, LLC
1880 General George Patton Dr
Suite 107
Franklin, Tennessee 37067

Address of New Owners	Send Tax Bills To	Map Parcel Numbers
Erika Holmes Stinnett and Jeremiah Wilson Stinnett 1715 Heiman Street, A, Nashville, TN 37208	Michigan State University Federal Credit Union 3777 West Road East Lansing, MI 48823	081-15-0O-001-00

KNOW ALL MEN BY THESE PRESENTS that **1715 Heiman Street, LLC, a Tennessee limited liability company**, for and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Erika Holmes Stinnett and Jeremiah Wilson Stinnett, wife and husband**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows

Being Unit 1715A of 1715 Heiman Street Homes, A Horizontal Property Regime with Private Elements at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 1715 Heiman Street Homes, A Horizontal Property Regime with Private Elements, of record in Instrument No 20240405-0024194, in the Register's Office for Davidson County, Tennesee, Register's Office for Davidson County, Tennesee to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1715 Heiman Street Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20240405-0024194, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to 1715 Heiman Street, LLC by Quitclaim Deed from Leonard Gunn, as successor Trustee of the Revocable Living Trust Agreement of Emma Mae Gunn, of record in Instrument No 20250709-0053880 in the Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to 1715 Heiman Street, LLC by Quitclaim Deed from Leonard Gunn, Jr. and Dorothy Gunn, husband and wife, dated April 1, 2024 and recorded on April 5, 2024 of recorded in Instrument No. 20240405-0024193, in the Register's Office for Davidson County, Tennessee.

This is improved property having a physical address of: 1715 A Heiman Street, Nashville, TN 37208

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of July, 2025

1715 Heiman Street LLC, a Tennessee Limited Liability Company

By: Alejandro Dominguez, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Alejandro Dominguez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of 1715 Heiman Street, LLC the within named bargainor, a limited liability company and that he as such a Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand, at office, this 3rd day of July, 2025.

Notary Signature
My commission expires:

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson