Karen Johnson Davidson County
Batch# 1298307 DEEDWARR
07/17/2025 06:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250717-0056319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **800,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Schreiber and David Schreiber	New Owner	105-05-0J-002-00CO
(NAME) 1425 14th Ave South	(NAME)	
(ADDRESS) Nashville TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAWRENCE TYSON HELLER AND LAURA ANNEMARIE HELLER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATE SCHREIBER AND DAVID SCHREIBER, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of the 1423 14th Avenue South Townhomes as shown on Exhibit "C: in the Declaration of Covenants, Conditions and Rectifications for 1423 14th Avenue South Townhomes a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20140501-0036803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence Tyson Heller, unmarried by Deed dated March 27, 2015 from Aspen Construction, LLC A Tennessee Limited Liability Company, recorded March 31, 2015, in Instrument Number 20150331-0027580, in the Official Records of Davidson County, Tennessee. The said Lawrence Tyson Heller having since married, Laura Annemarie Heller joins in this conveyance as to her marital rights in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1425 14th Avenue South, Nashville, TN 37212

LT&E File #22131

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; and we do covenant with the 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, unless otherwise herein set out; and 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 GRANTEES, their heirs and assigns, against 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 my/our hand(s) this 15 day of July, 2025

Lawrence Tyson Heller

Laura Annemarie Heller

STATE OF INDIANA
COUNTY OF MARION

On this 15 day of July, 2025, before me personally appeared Lawrence Tyson Heller and Laura Annemarie Heller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, and office, this 15 day of July, 2025.

Notary Signature
My commission expires: 3/8/2032

CHRISTINA MORRIS
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0678100
My Commission Expires Mar 8, 2032

LT&E File #22131

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/16/2025.

Affiant Signature

07/16/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/16/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

