| THIS INSTRUMENT WAS PREPARED BY | |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-8650-WE | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER<br>IS GREATER, FOR THIS TRANSFER IS $ 3,250,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY<br>OF July, 2025<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch# 1299771 DEEDWARR
07/18/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $12,025.00
20250718-0056821

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Helen A. Heimann and Lori D. Mills | New Owner | |
| 1908 Beechwood Avenue | | 104-16-0-179.00 |
| Nashville, TN 37212 | | |
| (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, **Linus Catignani and Gilberto Gonzalez, both unmarried as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen A. Heimann and Lori D. Mills, a married couple,** 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 the westerly part of Lot No. 217 and the easterly part of Lot No. 218 on the Plan of Belmont Land Company's Subdivision called "Belmont Heights," as of record in Book 421, page 34, Register's Office for said County.**

**Said property begins at a point in the north margin of Beechwood Avenue 55 feet west of the southeast corner of said Lot No. 217; running thence north 184- ½ feet more or less to the southerly margin of an alley, being 55 feet west of the northeast corner of Lot No. 217; thence with the southerly margin of said alley westerly 62.3 feet; thence southerly 183- ½ feet more or less to the north margin of said Beechwood Avenue; and thence with the north margin of said Avenue easterly 60 feet to the beginning.**

**Being the same property conveyed to Linus Catignani and Gilberto Gonzalez, Both Unmarried, as Tenants in common by Warranty Deed from Paula Cheng, Trustee of the Ching-Pei Cheng Living Trust Dated May 23, 2022, as Beneficiary under the last will and Testament of Ching-Pei Cheng, and Paula K. Cheng, Executor of the Estate of Ching-Pei Cheng of record in Instrument No. 20230630-0050159 Register's Office for Davidson County, Tennessee, dated June 29, 2023 and recorded on June 30, 2023.**

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 is __ unimproved X improved property known as **1908 Beechwood Avenue, Nashville, TN 37212**

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 our hands this the 17 day of JULY, 2025.

Linus Catignani

Gilberto Gonzalez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linus Catignani and Gilberto Gonzalez** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of July, 2025

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Certificate of Authenticity

I, Ryan Lux, 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 **July 17, 2025**.

Date

Affiant Signature

**July 17, 2025**
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **17th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029