Karen Johnson Davidson County
Batch# 1333622 DEEDWARR
10/14/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20251014-0081716

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $520,000.00.

Lauren Coals
Affiant

Subscribed and sworn before me this the 9h day of October, 2025.

Notary Public
My commission expires: 12.19.28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Scott Majkowski 602 President Ronald Reagan Way Nashville, TN 37210	Movement Mortgage 8024 Calvin Hall Rd. Indian Land, SC 29707	093-11-0C 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHARON A. HEAP, UNMARRIED AND HARRY A. WITT, JR., MARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SCOTT MAJKOWSKI, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 7, on the Plan of Rutledge House Condominiums, of record in Book 11700, Page 26, amending Book 6200, Page 318, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sharon A. Heap, unmarried and Harry A. Witt, Jr., unmarried, as tenants in common with rights of survivorship, by deed dated 06/09/2021, from Sharon A. Heap, unmarried, of record in Instrument No. 20210615-0080822, Register's Office for said County.

Also being the same property conveyed to Sharon A. Heap, unmarried, by deed dated 05/23/2007, from Eric T. Ross, married, of record in Instrument No. 20070525-0062529, Register's Office for said County.

Property is not a primary marital residence of the Grantors.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 602 President Ronald Reagan Way, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of October, 2025.

Sharon A. Heap

Harry A. Witt, Jr.

STATE OF LOUISIANA

COUNTY OF ST. TAMMANY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon A. Heap and Harry A. Witt, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2025.

My commission expires: WITH LIFE

Notary Public

GERALYN N. LIPS
Notary Public - State of Louisiana
Notary ID Number 134206

VERSION: January 2019

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 9. 2025.

Affiant Signature

10th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

