Karen Johnson Davidson County
Batch# 1334658 DEEDWARR
10/15/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,178.30
20251015-0082223

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64223
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jon Stanley Heiselman Erin Elgass Heiselman 6473 Fleetwood Drive Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 10208011200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$859,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Nelson, IV and Amy Fossaluzza Nelson, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jon Stanley Heiselman and Erin Elgass Heiselman, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 286 on the Plan of Horton Heights, Section H, of record in Book 3600, page 100, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Charles Nelson, IV and Amy Fossaluzza Nelson, husband wife, by Warranty Deed from John Cirillo and Ruth Cirillo, Trustees of the Cirillo Trust Agreement, dated June 25, 1998, dated September 20, 2021 and recorded on September 21, 2021, of record in Inst. No. 20210921-0126877, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in 3600, page 100, said Register's Office, which Plan shows a 65 foot minimum building setback line from Fleetwood Drive, and 10 foot easement for public utility and drainage purposes along the rear and southerly side lines of said lot.

This is improved property, known as 6473 Fleetwood Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of October, 2025.

Charles Nelson, IV

Amy Fossaluzza Nelson

State of Tennessee

County of Davidson

On this 14th day of October, 2025 before me the undersigned authority, personally appeared Charles Nelson, IV and Amy Fossaluzza Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $859,000.00.

Affiant

Sworn and subscribed before me this 15 day of October, 2025.

Notary

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/14/25.

Affiant Signature – Joshua A. Terry

10/15/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/15/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27