WARRANTY DEED

DEBORAH BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson
Batch # 1354514
12/05/2025 10 09 52 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20251205-0096769

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2025

Notary Public

MY COMMISSION EXPIRES 2-27-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Rosemary Heiss	Rosemary Heiss	69-11-59 00
(NAME)	(NAME)	
3835 Hydes Ferry Road	9102 Riverside Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Fort Washington, MD 20744	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20251853

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, I/we, **Charles Heiss** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rosemary Heiss, an unmarried woman**, 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

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows

Beginning at a spike in the center of the Hydes Ferry Pike, said point being S 46°15'E 76 6 feet from a spike opposite the southerly margin of a 25 foot lane, thence S 43°45'W 436 feet to an iron pin, thence S 46°15'E 96.2 feet to an iron pin, thence N 43°45'E 436 feet to an iron pin in the center of Hydes Ferry Pike, thence with the center of said Pike N 46°15'W 96 2 feet to the point of beginning.

BEING the same property conveyed to Charles Heiss by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated 06/26/2024 and filed of record in Inst No 20240628-0048618, Register's Office for Davidson County, Tennessee

Subject to a sewer easement appearing of record in Book 3966, page 107, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 3835 Hydes Ferry Road, Nashville, TN 37218
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 14th day of November, 2025

Charles Heiss

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Heiss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of November, 2025

Notary Public
My Commission Expires: 4/26/26

