Karen Johnson Davidson County
Batch# 1363162 DEEDWARR
12/30/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20251230-0103917

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-5951

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of December, 2025

Notary Public

Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Kimberling Winters 4816 Irving Lane Nashville, TN 37214	Mary Kimberling Winters 4816 Irving Lane Nashville TN 37214	062-02-0B-200.00-CO

WARRANTY DEED

FOR AND IN 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,

Merry L. Heilmann and Steven M. Heilmann,
Trustees of Merry L Heilmann Trust dated October 15, 2004

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Kimberling Winters, 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:

LAND in Davidson County, Tennessee, being Lot No. 144 on the Plan of Abbington Park, Phase One-Section Five, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Merry L. Heilmann and Steven M. Heilmann, as Trustees of the Merry L. Heilmann Trust under agreement dated October 15, 2004 and as amended September 3, 2010 by Warranty Deed from Michael Chad Johnson and Amy Johnson, husband and wife of record in Instrument No. 20140423-0034271 Register's

Office for Davidson County, Tennessee, dated April 21, 2014 and recorded on April 23, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4816 Irving Lane, Nashville, TN 37214

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 so 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.

Dated this the 23rd day of December, 2025.

Merry L Heilmann Trust dated October 15, 2004

By: Merry L. Heilmann
Merry L. Heilmann, Trustee

By: Steven M. Heilmann
Steven M. Heilmann, Trustee

STATE OF Florida
COUNTY OF Pasco

On this 23rd day of December, 2025, before me personally appeared Merry L. Heilmann and Steven M. Heilmann, Trustees of Merry L Heilmann Trust dated October 15, 2004, 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. **Verified ID using DRIVER LICENSE

Witness my hand, at office, this 23rd day of December, 2025.

Wendy Howard
Notary Signature
My commission expires: 12/28/2029

WENDY HOWARD
Notary Public - State of Florida
Commission # HH 715983
Expires on December 28, 2029

Notarized remotely online using communication technology via Proof.

202512300103917

True Copy Certification

I. Yvette Meldrum. 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 12/23, 2025.

Affiant Signature _____

Dec. 23, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd day of December 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY