WARRANTY DEED

Karen Johnson Davidson County
Batch # 1418819 DEEDWARR
05/11/2026 03:09:18 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20260511-0042409

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
MARGARET R MEANS
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DM-AR-26-5912

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel Patrick Lewis and Lydia Wiedetz	**Primis Mortgage Company**	
(NAME)	(NAME)	**091-06-0-084.00**
5912 Carl Place	**5535 Currituck Dr.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Wilmington, NC 28405**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY HEATH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL PATRICK LEWIS AND LYDIA WIEDETZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 17 on the Plan of West Park Addition, as shown by plat of record in Plat Book 2330, Page 39, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald Ray Heath, unmarried, by Warranty Deed from Henry Steve Tarpley and wife, Wanda L. Tarpley, of record in Instrument No. 5373, Page 659, Register's Office for Davidson County, Tennessee, dated December 8, 1978, and recorded on December 27, 1978.

Donald Ray Heath died intestate on August 1, 2021.

The subject property vested upon his death in Nancy Heath and Jerry Ray Heath, according to the Affidavit of Heirship recorded in Instrument No. 20220531-0062659 and 20260511-0042407. See also intestate probate in Probate Court Clerk's Office for Nashville, Davidson County, Tennessee, Docket Number 21P-1668, IN RE: Estate of Donald Ray Heath.

Being the same property conveyed to Nancy Heath by Quitclaim Deed from Jerry Ray Heath, of record in Instrument No. 20220531-0062660, Register's Office for Davidson County, Tennessee, dated May 27, 2022, and recorded on May 31, 2022.

Further, being the same property conveyed to Nancy Heath from Donald Ray Hawkins by Quitclaim Deed of record in Instrument Number 20260511-0042408 in the Registers Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 39, revised in Book 2446, Page 351, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2437, Page 59, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5912 Carl Place, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 4 DAY OF MAY, 2026.

Nancy Heath

Nancy Heath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY HEATH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212