Karen Johnson Davidson County
Batch# 1425595 DEEDWARR
05/27/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,378.73
20260527-0048188

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2029 (AFFIX SEAL)

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

G-C-26-702

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)
Jeffrey C. Teixeira and Kyle D. Mullins	New Owners	
(NAME)	(NAME)	**083-06-0Q-002.00-CO**
702 Porter Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **RACHEL BETH HEITZER, TRUSTEE OF THE RACHEL BETH HEITZER REVOCABLE TRUST, DATED OCTOBER 31, 2025,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE D. MULLINS, A SINGLE PERSON AND JEFFREY C. TEIXEIRA, A SINGLE PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit 2, Eastland Court, A Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Eastland Court, A Townhouse Planned Unit Development of record in Instrument Number 20141117-0106018, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Heitzer, a single woman by Warranty Deed from LVH3, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160624-0064890 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 24, 2016.

Being the same property conveyed to Rachel Beth Heitzer as trustee of the Rachel Beth Heitzer Revocable Trust, dated October 31, 2025 by Quitclaim Deed from Rachel Heitzer, a single woman of record in Instrument No. 20251104-0087668 Register's Office for Davidson County, Tennessee, dated October 31, 2025 and recorded on November 04, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 458, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141117-0106018 and amended in Instrument No. 20160408-0033850, and Instrument No 20170829-0088715 Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants for Storm water facilities and systems of record in Instrument Number 20140627-0056333, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20141117-0106017, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the purpose of Public Street Right-of-Way of record in Instrument Number 20150311-0020814, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180207-0012290, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **702 Porter Road, Nashville, Tennessee 37206**.

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 26 DAY OF MAY, 2026.

Rachel Beth Heitzer Revocable Trust, dated October 31, 2025

BY: Rachel Heitzer
Rachel Beth Heitzer
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL BETH HEITZER, TRUSTEE of RACHEL BETH HEITZER REVOCABLE TRUST, DATED OCTOBER 31, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of May, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

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 5/26/2026.

Affiant Signature – Joshua A. Terry

5/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/27/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27