WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1440886 DEEDWARR
07/01/2026 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,292.00
20260701-0059443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #26-DW-1703-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Holley and Lauren Etter	First Community Mortgage	
(NAME)	(NAME)	
1703 Sevier Street	262 Robert Rose Drive	**094 02 0 237.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro TN 37129	
(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,

KEVIN CHRISTOPHER HEFFEL, AN UNMARRIED MAN, AND SIGNE ELIZABETH ANDERSON, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LAUREN ETTER AND RICHARD HOLLEY, WIFE AND HUSBAND,

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 Lot(s) 3 , as shown on the map entitled RESUBDIVISION OF LOT 81 AND LOT 82 UNITED ELECTREIC RAILWAYS ADDITION TO NASHVILLE, of record in Instrument No. 20140729-0067581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Christopher Heffel, a single man and Signe Elizabeth Anderson, a single woman, as tenants in common with right of survivorship, by Warranty Deed from Kathryn Stevens n/k/a Kathryn Warner and Charles C. Warner, wife and husband, of record in Instrument No. 20180305-0020708, in the Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 5, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 81 AND LOT 82 UNITED ELECTREIC RAILWAYS ADDITION TO NASHVILLE, as recorded in Instrument No. 20140729-0067581.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE ELECTRIC CAR COMPANY'S FORTY ACRES OF LAND, as recorded in Plat Book 161, Page 8.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1703 Sevier Street, Nashville, TN 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 29th day of June, 2026.

Kevin Christopher Heffel

Signe Elizabeth Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2026, before me personally appeared Kevin Christopher Heffel, 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.

Witness my hand, at office, this 29th day of June, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2026, before me personally appeared Signe Elizabeth Anderson, 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.

Witness my hand, at office, this 29th day of June, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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 6/29, 2026

6/29/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 29TH day of June, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY