Karen Johnson Davidson County
Batch# 1442669 DEEDWARR
07/06/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $477.30
20260706-0060758

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/20/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heritage Legacy Homes, LLC	New Owner	069-00-0-247.00
(NAME)	(NAME)	
1539 E Stewarts Lane	138 Grassland Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Gallatin TN 37066	
(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 considerations, the receipt of which is hereby acknowledged, I/we Heritage Bank & Trust, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Heritage Legacy Homes, LLC, hereinafter called the GRANTEE(S), his/her/their 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. 7, on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument No. 20210309-0030935, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rock Home, LLC, a Tennessee limited liability company by Warranty Deed from Dwell Nash, LLC, a Tennessee limited liability company, dated 05/17/2022, of record in Instrument No. 20220524-0059899, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rock Home, LLC, a Tennessee limited liability company by Quitclaim Deed from Wildflower Partners, LLC, a Tennessee limited liability company, dated 11/07/2022, of record in Instrument No. 20220725-0084890, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Heritage Bank & Trust by Successor Trustee's Deed from Middle Tennessee Law Group, PLLC, as Successor Trustee, dated 05/13/2026, of record in Instrument No. 20260515-0043787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 1539 E Stewarts Lane, Nashville, TN 37218

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of June, 2026.

Heritage Bank & Trust

By: _____

Jacob Love, CFO

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob Love as the CFO of Heritage Bank & Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of June, 2026.

_____

Notary Public:

My Commission Expires: 1-26-2028

CANDACE R. HUMPHREY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 6-26-26.

Kayla Adams
Affiant
Date: 6-26-26

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 26 day of June, 2026.

Tammy Morris
Notary Public

My Commission Expires: 8/20/29

