Karen Johnson Davidson County
Batch# 1482781 DEEDWARR
10/09/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20261009-0092991

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michelle Hey 1028 Lionheart Drive Nashville, TN 37076	Michelle Hey **New Owner**	087 10 0B 064.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Katharina Centers and Scott Richard Centers, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michelle Hey, an unmarried woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1028 Lionheart Drive, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 12th Council District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64, on the Final Plat 4307 Central Pike Overlook at Aaron's Cress Phase 2 of record in Plat of record in Instrument No. 20250404-0025721, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katharina Centers And Scott Richard Centers, Wife And Husband, by Warranty Deed from Beazer Homes, LLC, A Delaware Limited Liability Company dated September 24, 2025, and recorded September 26, 2025, of record in Instrument No. 20250926-0076736, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1028 Lionheart Drive, Nashville, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 25TH day of September, 2026.

Katharina Centers

Scott Richard Centers

STATE OF North Carolina

COUNTY OF mecklenburg

On this 25TH day of Sept, 2026, before me personally appeared Katharina Centers and Scott Richard Centers, 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 25TH day of Sept, 2026.

Bruce G Smith
Notary Signature
My commission expires: 9/30/2030

BRUCE G SMITH
Notary Public - North Carolina
Mecklenburg County
My Commission Expires Sep 30, 2030

AFFIDAVIT OF VALUE

STATE OF North Carolina
COUNTY OF mecklenburg)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott Richard Centers & Katharina Centers
AFFIANT

Sworn to and subscribed before me this 25TH day of Sept, 2026.

Bruce G Smith
Notary Public
My commission expires: 9/30/2030

BRUCE G SMITH
Notary Public - North Carolina
Mecklenburg County
My Commission Expires Sep 30, 2030

Certificate of Authenticity

I, Alli Pinkston, 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 **September 25, 2026**.

Date

Alli P

Affiant Signature

10/8/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **October**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County