File No.

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/22/14 14:47 2 pgs
Fees:12.00 Taxes:0.00
**20140822-0076915**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH day of JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dan Heichelbech | same | 08304007100 |
| (NAME) | (NAME) | |
| 728 Still Pond Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Columbia, TN 38401 | | |
| (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,

DARYL SPICER

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAN HEICHELBECH, AND LES LAZARUS, AND MARK KING,
AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 64 on the Map of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County.

Said lot fronts 85 feet on the North side of Carter Street and runs back between lines 165.6 feet on the West line and 172 feet on the East line, to a dead line in the rear which is a broken line, on which it measures 85 feet.

Being the same property conveyed to DARYL SPICER by deed from BROCK & SCOTT, PLLC, dated June 13, 2014, of record in Instrument Number, 20140625-0055694 Register's Office for said County.

**This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2403 Carter Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 20 th day of Aug, 2014.

DARYL SPICER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DARYL SPICER 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 at office this 20 day of Aug, 2014.

Commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 8-20-14

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**File Number:** _____

**RETURN TO:**
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027