Bill Garrett Davidson County
Batch# 23371 DEEDQC
11/08/2017 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171108-0114775

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
320 SEVEN SPRINGS WAY,
SUITE 250
BRENTWOOD, TENNESSE 37027
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $1.00.
This is a transfer to a trust.

Affiant

Subscribed and sworn to before me, this 2nd day of November 2017.

Justin Gilbert, Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Timothy A. Hertel Anna Maria Heikkila-Hertel 1919 Valley Park Drive Nashville, TN 37216	Timothy A. Hertel Anna Maria Heikkila-Hertel 1919 Valley Park Drive Nashville, TN 37216	072-16-0-075.00

FOR AND IN CONSIDERATION of One and 00/100 Dollars ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Timothy A. Hertel and Anna Marita Heikkila-Hertel, Husband and Wife, the Grantors, do hereby quitclaim, transfer and convey unto Timothy A. Hertel and Anna M. Heikkila-Hertel, Trustees of the Timothy A. Hertel Separate Property Trust dated November 2, 2017, and assign all their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, 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 Timothy A. Hertel and Anna Marita Heikkila-Hertel, husband and wife by Warranty Deed from Kathleen-Anne Amano and husband, Terry D. Price, of record in Instrument No. 20161021-0111387 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 21, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1919 Valley Park Drive, Nashville, TN 37216-4133.

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 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.

Witness my hand this 2nd day of November 2017.

Timothy A. Hertel

Anna Marita Heikkila-Hertel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Timothy A. Hertel and Anna Marita Heikkila-Hertel, Grantors, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public
My commission expires: 7/11/2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Tennessee Certification of Electronic Document

I, Arica J. Torres, do hereby make other that I am 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Arica J. Torres, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 7-11-2021.

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731