Karen Johnson Davidson County
Batch# 186772 DEEDQC
01/22/2019 02:15:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190122-0006153

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Andrea Nicole Heagarty Darleen T. Heagarty 1025 W. Eastland Ave. Nashville, TN 37206	New Owner	083 05 0 100.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrea Nicole Heagarty, unmarried** by these presents does hereby quitclaim and convey unto **Andrea Nicole Heagarty, unmarried and Darleen T. Heagarty, married, as tenants in common with right of survivorship,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 20 Block "E" on the Plan of East Wood Addition, of record in Plat Book 332, Page 63, Register's Office of said County to which reference is hereby made for a more complete description. Being the same property conveyed to the Grantor(s) by Deed recorded May 1, 2013 in Instrument No. 20040813-0098223, Register's Office for said County.

Being the same property conveyed to Andrea Nicole Heagarty by Quitclaim Deed from Jeremy Wayne Ganzevoort and his wife, Shannon Ganzevoort, of recorded in Instrument No. 20180702-0063965 dated October 25, 2017 and recorded July 2, 2018, Register's Office for Davidson County, Tennessee.

Being also known as 1025 W. Eastland Ave., Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22 day of January, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22 day of January, 2019.

Andrea Nicole Heagarty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Andrea Nicole Heagarty,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of January, 2019.

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Notary Public