Karen Johnson Davidson County
Batch# 220741 DEEDQC
04/23/2019 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190423-0037033

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Richard W. Heiden Affiant Subscribed and sworn to before me, this 18th day of April, 2019. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Richard W. Heiden and/or Barbara C. Heiden, Trustees 5305 Camelot Court Brentwood, Tennessee 37027	SAME	145 14 0 017.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Barbara C. Heiden, Trustee of the Barbara C. Heiden Living Trust**, established by the Revocable Trust Agreement of Barbara C. Heiden, dated

June 29, 2007, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Richard W. Heiden and/or Barbara C. Heiden, Trustees of the Richard & Barbara Heiden Living Trust,** established by the Revocable Trust Agreement of Richard W. Heiden and Barbara C. Heiden dated April 18, 2019, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of April, 2019.

BARBARA C. HEIDEN LIVING TRUST

By: Barbara C. Heiden
Barbara C. Heiden, Trustee

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 Barbara C. Heiden, Trustee of the Barbara C. Heiden Living Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of April, 2019.

My Commission Expires: _____

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Alice M. Bohannon
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 8 on the Plan of Camelot Acres, a Revision of Lot Nos. 8 and 9, as of record in Plat Book 4060 at page 16, Register's Office for Davidson County, Tennessee.

Beginning on the northwesterly margin of Camelot Court, at the corner of Lots 8 and 9; thence with the line between said two lots, North 57 deg. 40' West 373.1 feet to a point; thence South 6 deg. 41' West 155.53 feet; thence South 5 deg. 52' West 62.93 feet; thence South 75 deg. 23' East 357.75 feet to the Westerly margin of Camelot Court; thence with the same, around a curve having a radius of 100 feet, northwesterly 44.1 feet to the beginning of another curve; thence around said curve, having a radius of 50 feet, northerly 68.05 feet to the beginning.

Being the same property conveyed to Barbara C. Heiden, Trustee of the Barbara C. Heiden Living Trust, established by the Revocable Trust Agreement of Barbara C. Heiden, dated June 29, 2007, by deed from Barbara C. Heiden, of record as Instrument No. 20070713-0083934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements described as follows: (a) utility and drainage easement 10 feet in width along the rear property line; (b) a 75 foot minimum building setback line from Camelot Court, as recorded in Plat Book 4060 at page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as 5305 Camelot Court, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

