This instrument prepared by:
Todd Moore
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 275064 DEEDQC
08/22/2019 09:55:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190822-0084442

New owner:	Send tax bills to:	Tax Map/Parcel No:
Thomas John Heeren and wife, Kelsey Lee Heeren	Thomas and Kelsey Heeren 4601 Lealand Lane Nashville, TN 37220	132090100200CO

QUITCLAIM DEED TO CREATE TENANCY BY THE ENTIRETIES

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Thomas John Heeren, Grantor, convey and warrant to Thomas John Heeren and Kelsey Lee Heeren, husband and wife, Grantees, as tenants by the entireties for their joint lives, remainder to the survivor of them, the following described real estate situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit B of 4601 Lealand Lane Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 4601 Lealand Lane Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130503-0044820, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4601 Lealand Lane Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130503-0044820, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas John Heeren by deed from AI DEVCO, LLC, a Tennessee Limited Liability Company, by deed dated March 31, 2014 of record in Instrument No. 20140402-0027483.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

To have and to hold the premises granted and conveyed to the Grantees, as tenants by the entirety, with the right of survivorship, and to the survivor of them and to the heirs and assigns of the survivor forever.

The Grantors do further covenant and bind themselves and their heirs and representatives, to warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 19th day of August, 2019.

Thomas John Heeren, Grantor

Kelsey Lee Heeren, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Todd Moore, Notary Public of said County and State, Thomas John Heeren and Kelsey Lee Heeren, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 19th day of August, 2019.

Notary Public

My commission expires: 10/8/2019

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 19th day of August, 2019.

Notary Public

My commission expires: 10/8/2019

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.