Karen Johnson Davidson County
Batch# 326521 DEEDQC
12/09/2019 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191209-0126447

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Michael Austin Heitzke and Casey Leigh Heitzke	Michael Austin Heitzke and Casey Leigh Heitzke	060 12 0 105.00
229 Capitol View Avenue	229 Capitol View Avenue	
Nashville, TN 37207	Nashville, TN 37207	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MICHAEL HEITZKE also known as MICHAEL AUSTIN HEITZKE, now married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MICHAEL AUSTIN HEITZKE and CASEY LEIGH HEITZKE, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 229 Capitol View Avenue, Nashville, TN 37207, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 65 feet of the Southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section 3, not of record, described according to a Survey made by John Kohl, Surveyor, on October 1, 1968, as follows:

BEGINNING on the Northerly margin of Capitol View Avenue and the Southeast corner of the property conveyed to James O. Cole and wife, by Deed from T. W. Street and wife, of record in Book 2245, Page 218, Register's Office for said County; thence with the Easterly margin of said Cole Property, North 4 degrees 30' East 200 feet to the Southerly line of the property conveyed to Charlie B McGaw by Deed from T. W. Street and wife, of record in Book 2297, Page 335, Register' S Office for said County; thence with the Southerly line of said McGaw Property and parallel with Northerly margin of Capitol View Avenue, Eastwardly 65 feet to a point on the line between Lots 14 and 15; thence with said line South 4 degrees 30' West 200 feet to the Northerly margin of Capitol View Avenue, thence with said Avenue, Westwardly 65 feet to the BEGINNING.

Tax ID No.: 060 12 0 105.00

Being the same property conveyed to Michael Heitzke, unmarried, by Deed dated 11/29/2017, recorded date 11/29/2017, in Instrument No. 20171129-0121619, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 229 Capitol View Avenue, Nashville, TN 37207.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of November, 2019.

Michael Heitzke also known as Michael Austin Heitzke

MICHAEL HEITZKE also known as MICHAEL AUSTIN HEITZKE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHAEL HEITZKE also known as MICHAEL AUSTIN HEITZKE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 21 day of November, 2019.

Laura Machado

Notary Public
My Commission expires: 7-9-22

LAURA MACHADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant/Grantee

Subscribed and sworn to before me this 21 day of November, 20 21.

Notary Public
My Commission expires: 7-9-22

LAURA MACHADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, SHANNON TAYLOR, 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.

Shannon Taylor
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, DANIEL LUTZ a notary public for this county and state, SHANNON TAYLOR who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-22-20
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Daniel Lutz, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Aug. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
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