20-6300

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 342676 DEEDQC
01/13/2020 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200113-0004635

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Brian Zachary Heller and Hollianne Federico Heller 1017 Livingstone Lane Mount Juliet, TN 37122	New Owner	09-107-0-147.00

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, Heller Investments, LLC, a Tennessee Limited Liability Company, by these presents does hereby quitclaim and convey unto Brian Zachary Heller and wife Hollianne Federico Heller, their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1029 Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171114-0116838, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Heller Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from 909 Development Group, LP, a Tennessee Limited Partnership of record in Instrument No. 20170628-0065268 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on June 28, 2017 and Deed of Correction recorded in Instrument No. 20171102-0112388.

Being also known as 1029A Monroe Street Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF [~~DAVIDSON~~] WILSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 10 day of January, 2020.

Affiant

My commission expires: 10/29/2022 (Affix Seal)

Notary Public

CHARLES NIEA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness our hand this 16 day of January, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Heller Investments, LLC

By: _____
Name: Brian Zachary Heller
Title: President/Member

By: _____
Name: Hollianne Federico Heller
Title: Secretary/Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Zachary Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President/Member of Heller Investments, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16 day of January, 2020.

_____
Notary Public

My Commission Expires: 10/29/2022

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hollianne Federico Heller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary/Member of Heller Investments, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16 day of January, 2020.

_____
Notary Public

My Commission Expires: 10/29/2020

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022