THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 393605 **DEEDQC**
04/30/2020 08:12:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200430-0045097

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Paul Jacob Heil and Joyce Eileen Heil, Trustees 4305 Beekman Drive Nashville, TN 37215	Same as Owner	144-3-1

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Paul Jacob Heil and wife, Joyce Eileen Heil,** hereinafter called the Grantors, do hereby Quitclaim and convey unto **Paul Jacob Heil and Joyce Eileen Heil, Trustees, or their successors in interest, of the Heil Family Revocable Living Trust dated March 25, 2020**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Lot No. 12** on the Plan of Chickering Hills, Section I, as of record in Book 2331, page 8, Register's Office for said County.

SAID Lot No.12 fronts 158.96 feet on the southerly side of Beekman Drive and extends back 299.87 feet on the westerly line and 309.5 feet on the easterly line to a dead line, measuring 242.3 feet thereon.

Being the same property conveyed to Paul Jacob Heil and wife Joyce Eileen Heil, by Warranty Deed from Brian E Sullivan and wife Mary F. Sullivan, filed on 12/11/1991, at Book 8505, page 481, Davidson County Register of Deeds.

This is property commonly known as 4305 Beekman Drive, Nashville, TN 37215.

Witness our hands, this 2 **day of** April **, 2020:**

Paul Jacob Heil

Joyce Eileen Heil

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul Jacob Heil**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2 day of April, **2020**:

Notary Public

My Commission Expires: May 25, 2020

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce Eileen Heil**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2 day of April, **2020**:

Notary Public

My Commission Expires: May 25, 2020

KATHRYN P. BERROW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2 DAY OF April, **2020**:

Notary Public

My Commission Expires: May 25, 2020

KATHRYN P. BERROW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY