3117

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2020.

Notary Public

Commission Expires 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 539258 DEEDQC
12/21/2020 10:58:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201221-0150975

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Walter John Heeney, Trustee Gwendolyn Cygan Heeney, Trustee 5044 Lake Point Court Stow, OH 44338	124 HICKS RD ~~Quicken Loans, LLC~~ ~~1050 Woodward Avenue~~ ~~Detroit, MI 48226~~ NASHVILLE TN 37221	142 16 0G 016.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **WALTER JOHN HEENEY and GWENDOLYN CYGAN HEENEY, husband and wife** (hereinafter called the "Grantors"), by these presents do hereby grant, quitclaim and convey unto **WALTER JOHN HEENEY, TRUSTEE OF THE WALTER JOHN HEENEY REVOCABLE TRUST DATED FEBRUARY 27, 2007, and GWENDOLYN CYGAN HEENEY, TRUSTEE OF THE GWENDOLYN CYGAN HEENEY REVOCABLE TRUST DATED FEBRUARY 27, 2007, each as Grantee of a Fifty Percent (50%) undivided interest as Tenants in Common** (hereinafter called the "Grantees), and Grantees' successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 16 on the Amended Final Plat of Devon Close Townhomes, of record in Plat Book 9700, page 147, amending Book 9700, page 86, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Devon Close Townhomes, a horizontal property regime established by Master Deed of record in Book 9747, page 278, said Register's Office.

Being the same property conveyed to Walter John Heeney and Gendolyn Cygan Heenely, husband and wife, by Warranty Deed from Lawson Freeman and Dibrell S. Freeman of record in Instrument Number 20200908-0101910 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 124 Hicks Road, Nashville, TN 37221.

This conveyance is subject to all matters in the above-referenced Deed of record to Grantors herein, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the lien of the Deed of Trust of record in Instrument No. 20200908-0101912, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands this 18th day of December, 2020.

Walter John Heeney
WALTER JOHN HEENEY, Grantor

Gwendolyn Cygan Heeney
GWENDOLYN CYGAN HEENEY, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Walter John Heeney and Gwendolyn Cygan Heeney, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 18th day of December, 2020.

Commission Expires: 3-7-2023

NOTARY PUBLIC

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEP 7, 2020

Notary Signature

My Commission Expires: September 7, 2020