Karen Johnson Davidson County
Batch# 560292 DEEDQC
01/25/2021 12:31:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210125-0010623

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
send tax bill to:
Kelli Brook Heidler
1509 Cleves St.
Old Hickory Tennessee 37138

Real Estate Tax ID Number: **05303036800**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This is a not a transfer of interest. This deed is being recorded to correct the Grantor/Grantee's marital status and the Grantors/Grantees remain the same.

THIS QUITCLAIM DEED, made this 12 day of Oct, 2020 by and between **Kelli Brook Heidler, a married woman, who acquired title as a single woman, as her sole and separate property, joined by her spouse, Kevin Bebout**, whose post office address(es) is/are **1509 Cleves St, Old Hickory, Tennessee 37138,** as party or parties of the first part, "Grantor", and **Kelli Brook Heidler, a married woman,** whose post office address(es) is/are **1509 Cleves St, Old Hickory, Tennessee 37138**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1509 Cleves St., Old Hickory, Tennessee 37138

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

Kelli Brook Heidler (SEAL)
Kelli Brook Heidler

(SEAL)
Kevin Bebout

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Kelli Brook Heidler and Kevin Bebout**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Name: Rodriguez Turner
Commission Expiration Date: 2/26/24

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson to wit:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 12 day of Oct, 20 20.

Notary Public
NAME: Rodriguez Turner

My Commission Expires: 2/26/24

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

68655667

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO 80 ON THE REVISED PLAN OF SECTION "E" OF VILLAGE OF OLD HICKORY AS OF RECORD IN BOOK 1424, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO 80 FRONTS 124 FEET ON THE EASTERLY MARGIN OF CLEVE STREET AND ADJOINS PROPERTY ON THE NORTH ORIGINALLY CONVEYED TO ANN EVANS, AS RECORD IN BOOK 3220, PAGE 79, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEGINNING ON THE SW COMER OF ANN EVAN'S PROPERTY ON THE EASTERLY MARGIN OF CLEVE STREET AND ALONG ANN EVAN'S PROPERTY IN AN EASTERLY DIRECTION 95 FEET TO A POINT ON THE EASTERN CORNER OF ANN EVAN'S PROPERTY IN A NORTHERLY DIRECTION 11 FEET TO A POINT PROCEEDING 27 FEET WEST TO A POINT ADJOINING ANN EVANS PROPERTY; THENCE PROCEEDING 45 FEET IN A NORTHERLY DIRECTION TO A POINT ON THE SOUTHERN BORDER OF MARTIN ALLEN'S PROPERTY AND PROCEEDING ALONG THE SOUTHERN BORDER OF MARTIN ALLEN'S PROPERTY 87.6 FEET TO A POINT ON THE SOUTHEASTERN PART OF MARTIN ALLEN'S PROPERLY: THENCE PROCEEDING EASTERLY TO THE WESTERN BORDER OF THE YORK PROPERTY; THENCE 189.7 FEET IN A SOUTHERLY DIRECTION TO A POINT ADJOINING CHARLES PRUITT PROPERLY AND YORK PROPERTY PROCEEDING IN A WESTERLY DIRECTION 155.6 FEET TO THE EASTERLY MARGIN OF CLEVE STREET AND PROCEEDING ON THE EASTERLY MARGIN OF CLEVE STREET 124 FEET NORTH TO THE POINT OF BEGINNING.

SUBJECT TO: (1) ALL MATTERS SHOWN ON THE PLAT OF RECORD IN BOOK 1424. PAGE 132, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; (2) EASEMENT OF RECORD IN BOOK 2243 PAGE 241, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; (3) SURVEY MAP OF RECORD IN BOOK 1424. PAGE 69, OF RECORD IN BOOK 1835. PAGE 87, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; (4) AND EASEMENT FOR THE FLOW OF UNNAMED STREAM, AS MUCH AS THEREON MAY FLOW, FROM TIME TO TIME.

Being the same property conveyed to Kelli Brook Heidler, a single woman, as her sole and separate property, by deed dated September 13, 2017 of record in Deed Instrument/Case No. 20170918-0094904, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 05303036800
Commonly Known As: 1509 Cleves St., Old Hickory, Tennessee 37138

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne