Karen Johnson Davidson County
Batch# 578656 DEEDQC
02/25/2021 10:39:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210225-0023733

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 19 DAY OF February 2021

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corp., 3310 West End Ave., Ste. 540, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
Christie Fultz	**New Owner**	**081-15-0-448.00**
(Name)	(Name)	
1903 Heiman St.		
(Address)	(Address)	
Nashville, TN 37208		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Marshall Millikin and wife, Deborah Leinart,** hereinafter referred to as Grantors, hereby quitclaim to **Christie Fultz, unmarried,** hereinafter referred to as Grantee, her heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of George Shields Addition to Nashville, of record in Book 57, Page 62, Register's Office for said County. Said Lot No. 59 fronts 50 feet on the Northerly margin of Heiman Street and extends back between parallel lines 140 feet to an alley.

Included in the above Conveyance but Expressly Excluded herewith is the following:

Beginning at a point in the existing Southerly right-of-way of Heiman Street, said point being the Northwesterly corner of Parcel 447, on Tax Map 81-15, of record in Book 1725, page 152, Register's Office for Davidson County, Tennessee; thence, South 08 degrees 50 minutes 41 seconds East, 3.91 feet to a point; thence, with a curve to the left having a central angle of 29 degrees 17 minutes 54 seconds and a radius of 25.00 feet for a distance of 12.78 feet, more or less, thence, North 77 degrees 52 minutes 25 seconds East, 12.25 feet to the point of beginning and containing 17.01 square feet, more or less.

Being the same property conveyed to Christie Fultz, unmarried, Marshall Millikin and wife, Deborah Leinart, all as joint tenants with rights of survivorship, by Warranty Deed from Erik Nikravan and Nima Baha, dated September 22, 2016 and recorded on September 26, 2016, in Instrument No. 20160926-0101052, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 1903 Heiman St., Nashville, TN 37208

WITNESS Grantor's hand on this the 19 of February, 2021.

Marshall Millikin

Deborah Leinart

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, personally appeared Marshall Millikin and wife, Deborah Leinart, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 19 day of February, 2021.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

NOTARY PUBLIC

My commission expires: