Karen Johnson Davidson County
Batch# 590554 DEEDQC
03/12/2021 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0032730

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael A. Heitzke 4108 Hutson Avenue Nashville, TN 37216	New Owner	061-06-0-062.00

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, **Casey L. Heitzke, an unmarried woman,** by these presents does hereby quitclaim and convey unto **Michael A. Heitzke, an unmarried man,** his heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 212 and the Southerly 50 feet of Lot No. 211 on the Plan of Re-Subdivision of Maplewood Heights 2nd Subdivision of record in Plat Book 6200, Page 847, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mohammad Anwar and wife, Marijhan Anwar by Warranty deed from Rachael A. Landry of record in Instrument No. 20170630-0065981 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on June 30, 2017.

Being the same property conveyed to Ca2Tn, LLC, a Tennessee limited liability company by Warranty deed from Mohammad Anwar and Marijhan Anwar of record in Instrument No. 20190927-0098443 Register's Office for Davidson County, Tennessee, dated September 25, 2019 and recorded on September 27, 2019.

Being the same property conveyed to Michael A. Heitzke and Casey L. Heitzke, husband and wife by Warranty deed from CA2TN, LLC, a Tennessee limited liability company of record in Instrument No. 20200428-0044472 Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 28, 2020.

Being also known as 4108 Hutson Avenue, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 5 day of February, 2021.

Affiant

Notary Public

My commission expires: 10-02-2023

(Affix Seal)

MELISSA H. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of February, 2021.

Casey L. Heitzke

Casey L. Heitzke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Casey L. Heitzke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 22nd day of February, 2021.

Notary Public

My Commission Expires: 9/6/22

CANDACE RENAE DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

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

