Karen Johnson Davidson County
Batch# 661149 DEEDQC
06/21/2021 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210621-0083410

This Instrument prepared by: **Kyle Keller**

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title, LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Casey Leigh Clausen	Casey Leigh Clausen	060 12 0 105.00
229 Capitol View Drive	229 Capitol View Drive	
Nashville, Tennessee 37207	Nashville, TN 37207	

QUITCLAIM DEED

§ 66-5-209 (6)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MICHAEL AUSTIN HEITZKE, divorced-not remarried, and CASEY LEIGH CLAUSEN, formerly known as CASEY LEIGH HEITZKE, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto CASEY LEIGH CLAUSEN, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 229 Capitol View Drive, Nashville, Tennessee 37207, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, to wit:

Land in Davidson County, Tennessee, being the Easterly 65 feet of the Southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section 3, not of record, described according to a Survey made by John Kohl, Surveyor, on October 1, 1968, as follows:

BEGINNING on the Northerly margin of Capitol View Avenue and the Southeast corner of the property conveyed to James O. Cole and wife, by deed from T. W. Street and wife, of record in Book 2245, Page 218, Register's Office for said County; thence with the Easterly margin of said Cole Property, North 4 degrees 30' East 200 feet to the Southerly line of the property conveyed to Charlie B McGaw by deed from T. W. Street and wife, of record in Book 2297, Page 335, Register' S Office for said county; thence with the Southerly line of said McGaw Property and parallel with Northerly margin of Capitol View Avenue, Eastwardly 65 feet to a point on the line between Lots 14 and 15; thence with said line South 4 degrees 30' West 200 feet to the Northerly margin of Capitol View Avenue, thence with said avenue, Westwardly 65 feet to the BEGINNING.

Tax ID No.: 060 12 0 105.00

BEING the same property conveyed to Grantor herein by Deed recorded December 9, 2019, as Instrument No. 20191209-0126447 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 229 Capitol View Drive, Nashville, Tennessee 37207.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of May, 2021.

MICHAEL AUSTIN HEITZKE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHAEL AUSTIN HEITZKE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11 day of May, 2021.

Notary Public
My Commission expires: 1-3-2023

ROBIN JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 3, 2023

CASEY LEIGH CLAUSEN
formerly known as CASEY LEIGH HEITZKE

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF Hartford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CASEY LEIGH CLAUSEN, formerly known as CASEY LEIGH HEITZKE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of May, 2021.

Notary Public
My Commission expires: 01/31/2025

Cindy L Warner
Notary Public-Connecticut
My Commission Expires
January 31, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

CASEY LEIGH CLAUSEN

Subscribed and sworn to before me this 20 day of May, 2021.

Notary Public
My Commission expires: 01/31/2025

Cindy L Warner
Notary Public-Connecticut
My Commission Expires
January 31, 2025

True Copy Certification

I, Leigh A. Pearson, 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 Pennsylvania

County of Allegheny

Personally appeared before me, [Melinda Sue Perry], a notary public for this county and state, [Leigh Pearson] 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: Aug 20, 2023
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melinda Sue Perry, Notary Public
Allegheny County
My commission expires August 20, 2023
Commission number 1262941
Member, Pennsylvania Association of Notaries