4643

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Calvert

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Laurie Ann Egan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JULY, 2021.

NOTARY PUBLIC

COMMISSION EXPIRES: 12-15-23

Eric Michael James
NOTARY PUBLIC
Calvert County
State of Maryland
My Commission Expires December 15, 2023

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 682621 DEEDQC
07/23/2021 11:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210723-0099104

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
William A. Heldenberg 1605 Elizabeth Road Nashville, TN 37218	Same as Owner	069 16 0 064.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **LAURIE ANN EAGAN, UNMARRIED** (hereinafter "Grantor"), for the purpose of divesting myself of my entire ownership interest in this property as a tenant in common with Grantee, do hereby convey, remise, release and quitclaim unto **WILLIAM A. HELDENBERG, UNMARRIED** (hereinafter "Grantee"), and his heirs, successors and assigns, thus vesting said Grantee with ownership of the entire property, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in 13th formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No.9 on the map of J. J. Holzapfels Subdivision, Bordeaux. Tennessee, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the Northerly margin of Elizabeth Road, formerly Elizabeth Street at a point 100 feet East of the property conveyed to Frank Dye and wife, by deed from J.J. Holzapfels and wife, of record in Book 1584, page 528, Register's Office for said County. being the corner of Lots 9 and 10; thence with the line between said two lots Northerly 156.15 feet to the Southerly line of R. Walter Cundall's property; thence with said line Easterly 100 feet to the corner of Lots 8 and 9; thence with the line between said two lots Southwardly 156.15 feet to the Northerly margin of Elizabeth Road formerly Elizabeth Street; thence with said Road Westerly 100 feet to the beginning.

Being the same property conveyed to William A. Heldenberg, unmarried and Laurie Ann Eagan, Unmarried, as tenants in common with right of survivorship, by Warranty Deed from Knight and White Properties, LLC, a Tennessee Limited Liability Company, dated 05/04/2020 and recorded 05/06/2020 in Instrument Number 202005060047364, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1605 Elizabeth Road, Nashville, TN 37218.

This conveyance is 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.

DULY EXECUTED this 13 day of July, 2021.

Laurie Ann Eagan

Laurie Ann Eagan, Grantor

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Calvert
(ES)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurie Ann Eagan, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, and further upon oath acknowledged that she did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 13 day of July, 2021.

Commission Expires: 12-15-2023

Notary Public

Eric Michael James NOTARY PUBLIC Calvert County State of Maryland My Commission Expires December 15, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 16 day of July, 2021

Ernest D. Bennett, III 7-16-2021

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16 day of July, 2021

Mary Gail Porter

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

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