This Instrument Prepared From Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Parcel ID: 14805019300

SEND TAX BILLS TO:

NEW OWNERS

NAME AND ADDRESS OF NEW OWNERS:

Jarrod Heinz and Matthe[illegible]
343 Leo Lane
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 693313 DEEDQC
08/09/2021 11:06:13 AM 3 pgs
Fees: $18.00 Taxes: $592.00

20210809-0106841

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, **Robert W. Dunaway**, a married man, and **Robert W. Dunaway, Executor of the Estate of Lucille A. Heinz**, with full power to transfer real property of said estate, hereby quitclaim unto **Matthew Heinz**, a married man, and **Jarrod Heinz**, a married man, as tenants in common, their heirs and assigns forever, all right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

> Being Lot No. 35 on the plan of Haywood Acres, Section I, as of record in Book 2900, page 17, Register's Office for said County. Said Lot No. 35 fronts 118 feet on the south side of Leo Lane and runs back 213 feet on the west line and 215 feet on the east line to a dead line in the rear on which it measures 45.6 feet.
>
> Being the same property conveyed to Lillard N. Dunaway and wife, Evelyn R. Dunaway by warranty deed of record in Book 3904, page 563, Register's Office of Davidson County, Tennessee. The said Lillard N. Dunaway predeceased Evelyn R. Dunaway on October 9, 1983, leaving her as the surviving tenant by the entirety. On October 4, 2005, Evelyn R. Dunaway conveyed a one-fourth (1/4) interest in said property to Lucille A. Heinz by quitclaim deed appearing of record as Instrument No. 20051019-0126098, Register's Office of Davidson County, Tennessee. Evelyn R. Dunaway died intestate on May 7, 2012, and her three-fourths (3/4) ownership of said property passed equally to her two children, Robert W. Dunaway and Lucille A. Heinz.

See Affidavits of Heirship appearing of record in Instrument Nos. 20210112-0004937 and 20210112-0004938, said Register's Office. Lucille A. Heinz died testate on January 2, 2021, directing the Executor of her estate to administer any real estate she owned at the time of death as part of her probate estate. The Last Will and Testament of Lucille A. Heinz was admitted to probate on February 22, 2021, with Robert W. Dunaway appointed as Executor. See Case No. 21P-46, Davidson County Circuit Court, Seventh Division, in the Davidson County Circuit Court Clerk's Office.

This is improved property commonly known as 343 Leo Lane, Nashville, TN 37211.

This conveyance is subject to restrictions of record in Book 2928, page 103, Register's Office of Davidson County, Tennessee; minimum building setback line, public utility easement, utility anchor easement and all other matters shown on plan of record in Book 2900, page 17, said Register's Office; any and all zoning regulations of the appropriate authorities and all other matters appearing of record.

This property was inherited by the Grantor and has never served as a marital residence.

IN WITNESS WHEREOF, we have hereunto set our signatures on this 4 day of August, 2021.

ROBERT W. DUNAWAY

ESTATE OF LUCILLE A. HEINZ
By: Robert W. Dunaway, Executor

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Robert W. Dunaway**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 4th day of August, 2021.

NOTARY PUBLIC

SUZANNE CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD

My Commission Expires: 1/19/2025

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Robert W. Dunaway, Executor of the Estate of Lucille A. Heinz**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who affirmed that he has authority to execute this deed on behalf of said estate, and who acknowledged that he executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 4th day of August, 2021.

Suzanne Cornwell
NOTARY PUBLIC

My Commission Expires: 1/19/2025

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is one hundred sixty thousand and no/100 dollars ($160,000.00).

Affiant

Sworn to and subscribed before me this 4th day of August, 2021.

Suzanne Cornwell
NOTARY PUBLIC

My Commission Expires: 1/19/2025

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD