Karen Johnson Davidson County
Batch# 697336 DEEDQC
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Fees: $12.00 Taxes: $0.00
20210813-0109650

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Heiman Bellan Revocable Trust Laura B. Heiman and Leon M. Bellan, Co-Trustees 621 S. 13th Street Nashville, TN 37206	Same	094-01-0-095.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **LAURA HEIMAN and LEON BELLAN**, wife and husband, as joint tenants without the rights of survivorship, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the **HEIMAN BELLAN REVOCABLE TRUST,** and its successors, heirs and assigns. The real estate is described as follows:

> Land being located in Davidson County, Tennessee, being Lot No 105, on the Plan of Payne, Blakemore, and Cummings Addition to Nashville of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 105 fronts 50 feet on the easterly side of South 13th Street and runs back between parallel lines 150 feet, more or less, to a dead line and measures 50 feet on the rear.
>
> Being the same property conveyed to Laura Heiman and Leon Bellan, wife and husband, as joint tenants without the rights of survivorship, from Cadence Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated January 31, 2018, of record in Instrument No. 20180201-0010429.

The foregoing conveyance is subject to all matters shown on the Plan of Payne, Blakemore and Cummings Addition to Nashville of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee; and any and all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 13th day of August, 2021.

Affiant

Notary Public

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

This is improved property, known as 621 S. 13th Street, Nashville, TN 37206.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of August, 2021.

LAURA HEIMAN

LEON BELLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Heiman and Leon Bellan, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of August, 2021.

Notary Public

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022