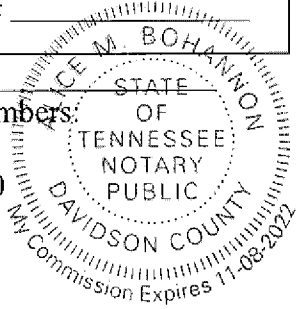
Karen Johnson Davidson County
Batch# 717322 DEEDQC
09/16/2021 07:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210916-0124203

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Fred E. Heifner, Jr. Affiant Subscribed and sworn to before me, this 7th day of September, 2021. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Fred E. Heifner, Jr., and/or Jo Ann Heifner, Trustees 3820 Lake Aire Court Nashville, Tennessee 37217	SAME	136 07 0 065.00



QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fred E. Heifner, Jr., and wife, Jo Ann Heifner**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Fred E. Heifner, Jr., and/or Jo Ann Heifner, Trustees of the Jo Ann & Fred Heifner, Jr. Living Trust, established by the Revocable Trust Agreement of Fred E. Heifner, Jr., and Jo Ann Heifner dated September 7, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 7th day of September, 2021.

Fred E. Heifner, Jr.
Fred E. Heifner, Jr.

JoAnn Heifner
Jo Ann Heifner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred E. Heifner, Jr., and Jo Ann Heifner, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 2021.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Alice M. Bohannon
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 84 on the Plan of Priest Lake Park Subdivision, Section II, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Fred E. Heifner, Jr. and wife, Jo Ann Heifner, by deed from Billy Jon Woods and wife, Betty B. Woods, of record in Book 4745, page 32, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4317, page 17, R.O.D.C., Tennessee and easements, setback lines and conditions of owner's certificate, etc., as shown on the Plan of record in Book 4175, pages 56, 57 and 58, said Register's Office.

This is improved property known as 3820 Lake Aire Court, Nashville, Tennessee 37217.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 7, 2021.

09-14-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of September, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

