QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 726167 DEEDQC
09/29/2021 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210929-0130774

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Frank W. Heilmeier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of September, 2021.

Kristin Disser
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

KRISTIN DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erna M. Bacs & Frank W. Heilmeier	New Owners	Map 43-2-117
708 May Dr.		Parcel 117
Madison, TN 37115		11D-24204
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Erna M. Bacs, widowed,** "the Grantor," by these presents does hereby quitclaim and convey unto **Erna M. Bacs and Frank W. Heilmeier, tenants in common with rights of survivorship**, "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-with:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of FARVIEW, SECTION III, as of record in Book 3700, Page 113, said Register's Office; to which reference is hereby made for a complete and accurate description thereof.

Being the same property vested in Jane H. Ralls, as devisee under the Last Will and Testament of W. T. Ralls, deceased, filed for record on July 13, 1988 in the County Court for Sumner County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, and being a portion of Reserved Parcel B on the Plan of FARVIEW, SECTION III, as of record in Plat Book 3700, Page 113, said Register's Office, described as follows: BEGINNING at an iron pin at the easternmost common corner of Lots 91 and 92, of FARVIEW, Section 3; Thence with the easterly line of Lot 92 N. 21 degrees 31 minutes 00 seconds West 72.75 feet to an iron pin at the eastern most common corner of Lots 92 and 93; thence leaving said Lots north 68 degrees 26 minutes 57 seconds east 130.26 feet to an iron pin; thence south 17 degrees 20 minutes 02 seconds east 72.95 feet to an iron pin; thence south 68

degrees 26 minutes 57 seconds west 124.94 feet to the point of beginning, containing 0.21 acres, more or less.

Being the same property vested in Jane H. Ralls, as devisee under the Last Will and Testament of W.T. Ralls, deceased, filed for record on July 13, 1988 in the County Court for Sumner County, Tennessee.

Being the same property conveyed Vince J. Bacs, and wife, Erna M. Bacs by Warranty Deed from Jane H. Ralls, a widow, of record in Book 7789, Page 433, Register's Office for Davidson County, Tennessee, dated March 7, 1989, and recorded on March 9, 1989. The said Vince J. Bacs, having since died, leaving Erna M. Bacs, surviving tenant by the entirety.

This is improved property at 708 May Drive, Madison, TN 37115

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 27 day of Sept., 2021.

Erna M. Bacs

Erna M. Bacs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Erna M. Bacs,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville, Tennessee this the 27th day of September, 2021.

My commission expires:
9.2.2024

Notary Public

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9.27.2021 (date of document).

Affiant Signature

9.27.2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27Th day of September, 2021.

Notary Signature

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9.2.2024