Karen Johnson Davidson County
Batch# 802405 DEEDQC
02/09/2022 09:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220209-0014838

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, January, 2022. THIS THE 20 DAY OF

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD-21-1004

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alwin Michaelsen and Gregory S. Heller and Kathryn G. Heller, Trustees of The Heller Family Trust dated November 17, 2004, and Johnna Standiford, married	**New Owners**	
(NAME) **1004 Paris Ave**	(NAME)	**118-1-231.00**
(ADDRESS) **Nashville, TN, 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alwin Michaelsen, and Gregory S. Heller and Kathryn G. Heller, Trustees of The Heller Family Trust dated November 17, 2004,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alwin Michaelsen, and Gregory S. Heller and Kathryn G. Heller, Trustees of The Heller Family Trust dated November 17, 2004, and Johnna Standiford, married,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Dr. L.G. Noel's Second Subdivision of Idlewild of record in Plat Book 332, Page 77, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to **Alwin Michaelsen, and Gregory S. Heller and Kathryn G. Heller, Trustees of The Heller Family Trust dated November 17, 2004,** by Warranty Deed from **Oak Tree, LLC, a Tennessee limited liability company,** of record in **Instrument No. 20211119-0154260**, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1004 Paris Avenue, Nashville, Tennessee 37204**.

Witness my hand this the 17th day of January, 2022

Alwin Michaelsen
STATE OF Florida)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alwin Michaelsen,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of January, 2022.

Myriam C. Stone
Notary Public
My Commission Expires: 3/16/22

MYRIAM C. STONE
Notary Public – State of Florida
Commission = GG 194135
My Comm. Expires Mar 16, 2022
Bonded through National Notary Assn.

Witness my hand this the _____ day of_____, 20___.

The Heller Family Trust dated November 17, 2004

Gregory S. Heller, Trustee
STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory S. Heller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument as Trustee for **The Heller Family Trust dated November 17, 2004,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the _____ day of_____ , 20___.

Notary Public
My Commission Expires:

Witness my hand this the _____ day of_____, 20___.

The Heller Family Trust dated November 17, 2004

Kathryn G. Heller, Trustee
STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathryn G. Heller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument as Trustee for **The Heller Family Trust dated November 17, 2004,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the _____ day of_____ , 20___.

Notary Public
My Commission Expires:

Witness my hand this the _____ day of_____, 20___.

_____
Alwin Michaelsen
STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alwin Michaelsen,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of_____ , 20___.

_____
Notary Public
My Commission Expires:

Witness my hand this the 19 day of January, 2022

The Heller Family Trust dated November 17, 2004

_____
Gregory S. Heller, Trustee
STATE OF _____)
COUNTY OF _____)

E.V. See attached California Notary Certificate

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory S. Heller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument as Trustee for **The Heller Family Trust dated November 17, 2004,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the _____ day of_____ , 20___.

_____
Notary Public
My Commission Expires:

Witness my hand this the 19 day of January, 2022

The Heller Family Trust dated November 17, 2004

_____
Kathryn G. Heller, Trustee
STATE OF _____)
COUNTY OF _____)

E.V. See attached California Notary Certificate

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathryn G. Heller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument as Trustee for **The Heller Family Trust dated November 17, 2004,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the _____ day of_____ , 20___.

_____
Notary Public
My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On January 19, 2022 (Date) before me, Elizabeth Villegas, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Gregory S. Heller and Kathryn G. Heller (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ELIZABETH VILLEGAS
Notary Public - California
Los Angeles County
Commission # 2376327
My Comm. Expires Sep 25, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth Villegas
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: January 19, 2022 Number of Pages: 2

Signer(s) Other Than Named Above: Alwin Michaelsen

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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I, Adam H. Jefferson, 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 01/20/2022 (date of document).

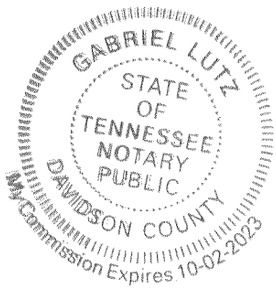
Affiant Signature

Date: 01/20/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of January, 2022.



Notary's Signature

MY COMMISSION EXPIRES: