Karen Johnson Davidson County
Batch# 818831 DEEDQC
03/10/2022 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0027379

QUITCLAIM DEED

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY

O-FB-22-1714

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, THIS THE 1 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/26/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hein Properties, LLC	**New Owner**	
(NAME)	(NAME)	**081-03-0-021.00**
1714 Nubell St		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Hein**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hein Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its 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. 75 in Buena Vista Heights Addition, recorded in Plan Book 161, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 50 feet on the north side of Nubell Street (formerly known as Bell Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joshua Hein by Warranty deed from Georgia M. Holland and Valencia Beal Cain-Battle and Bettie S. Rutherford and Jabari Patterson and Bruce Craig Guess and Brandon Lee Guess of record in Instrument No. **20211207-0162308** Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on December 07, 2021.

This Instrument was prepared with information supplied by the Grantee. 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: **1714 Nubell St, Nashville, Tennessee 37208**.

Witness our hands this the 1 day of March, 2022.

JOSHUA HEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1 day of March 2022, before me personally appeared **JOSHUA HEIN,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1 day of March, 2022.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

I, Justin Hall, 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 3/1/22 (date of document).

Affiant Signature

Date 3/1/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5·2·22

