THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 148060
PARCEL: 135.00

NEW OWNER'S ADDRESS
Deborah Hefner
3733 Bakertown Rd.
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 839013 DEEDQC
04/13/2022 11:15:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220413-0042825

SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Avenue South, Suite 1000
Nashville, TN 37201

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, we, Edward Ashley Hefner, II, unmarried and Colin Thomas Hefner, unmarried, Grantor(s), by these presents do hereby quitclaim and convey unto Deborah Hefner, unmarried, Grantee, her successor and assigns all of our interest in the following described tract or parcel of land, to wit:

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

Being Lot No. 7 on the Map of Mangum Heights Subdivision, as of record in Book 2330, Page 147, Register's Office for Davidson County, Tennessee where a more complete and accurate description of said property can be found.

Being the same property conveyed to Bertie A. Hefner by Warranty Deed dated 8/27/62 from David Earl Greenwald and wife, Eva Corene Greenwald of record in Book 103, Page 3 and to Bertie A. Hefner Roberts and husband, Nolia E. Roberts by Deed dated 1/31/1967 from Joe A. Armstrong, Trustee of record in Book 4098, Page 557, Register's Office for Davidson County, Tennessee. Nolia E. Roberts, now deceased, having died 3/4/1990 and Bertie A. Hefner Roberts, now deceased, having died May 17, 2013, leaving her estate to her only son, Edward Ashley Hefner also deceased, having died 12/24/2014, further conveying the estate to her grandsons Edward Ashley Hefner, II and Colin Thomas Hefner by Last Will and Testament, of record in Probate File 13P1599, Probate Court Clerk's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3733 Bakertown Rd., Nashville, TN 37211.

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

IN WITNESS WHEREOF we have hereunto set our hand on the 6th day of April, 2022.

Edward Ashley Hefner, II

Colin Thomas Hefner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edward Ashley Hefner, II, and Colin Thomas Hefner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2022.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 6th day of April, 2022.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY