QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 839267 DEEDQC
04/13/2022 02:50:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220413-0043133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley L. Heeren	**Same**	
(NAME)	(NAME)	
2813 27th Avenue South		**117-03-0-154.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(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,

JEFFREY C. HEEREN, UNMARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

ASHLEY L. HEEREN, UNMARRIED ("GRANTEE")

HER 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. 11 AS SHOWN ON THE MAP ENTITLED CROWLEY SUBDIVISION, A REVISION OF LOT 11 ON THE MAP OF BELAIR, OF RECORD IN INSTRUMENT NUMBER. 20140702-0058384, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY C. HEEREN AND ASHLEY L. HEEREN, HUSBAND AND WIFE, BYWARRANTY DEED FROM DHS PARTNERS, OF RECORD IN INSTRUMENT NUMBER 20150810-0079830, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JEFFREY C. HEEREN AND ASHLEY L. HEEREN HAVING SINCE DIVORCED PER "FINAL DECREE OF DIVORCE" ON MARCH 23RD, 2022 IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, DOCKET NO. 21D1912.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2813 27th Avenue South, Nashville, TN 37212**

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

Jeffrey C. Heeren

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey C. Heeren**, 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 1 day of April, 2022.

Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022