Karen Johnson Davidson County
Batch# 862961 DEEDQC
05/26/2022 10:08:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220526-0061171

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd Ste 130**<br>**Nashville, TN 37215**<br>**File 220340306** | STATE OF TENNESSE<br>COUNTY OF WILLIA<br><br>The actual consideration for this transfer is: $-0-.<br>AW<br>Affiant<br>Subscribed and sworn to before me, this 23rd day of May, 2022.<br>Notary Public<br>My Commission Expires: |

## QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Gregory S. Heller and Kathryn G. Heller, Trustees<br>1004 Paris Avenue<br>Nashville, TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>118 01 0 231.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Alwin Michaelsen, unmarried, and Johnna Standiford, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Gregory S. Heller and Kathryn G. Heller Trustees of The Heller Family Trust dated November 17, 2004,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

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, Registersâ€™ 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, and Johnna Standiford, married, by Quitclaim Deed from Alwin Michaelsen and Gregory S. Heller and Kathryn G. Heller, Trustees of The Heller Family Trust dated November 17, 2004, of record in Instrument No. 20220209-0014838, in the Register's Office for Davidson County, Tennessee, dated January 17, 2022 and recorded on February 09, 2022.

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, in the Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 19, 2021.

Being the same property conveyed to Oak Tree, LLC, by Warranty Deed from Frank Reid Shippen, Married, of record in Instrument No. 20190701-0063629, in the Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 01, 2019.

Said property was never the marital residence of Grantors.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May 2022.

Alwin Michaelsen

STATE OF Florida )
COUNTY OF Broward )

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

Witness my hand and official seal at office, this 23 day of May, 2022.

Vladimir Gonzalez

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

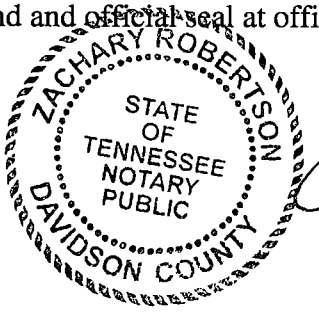
Notary Public
My Commission Expires: Feb 24. 2024

Johnna Standiford

STATE OF Tennessee )
COUNTY OF Davidson )

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

Witness my hand and official seal at office, this 23 day of May, 2022.




Zachary Robertson
Notary Public
My Commission Expires: 8 September 2025