THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste 130** **Nashville, TN 37215** **File 220340306**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 2nd day of June, 2022. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Gregory S. Heller and Kathryn G. Heller, Trustees 1004 Paris Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 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, **Gregory S. Heller and Kathryn G. Heller Trustees of The Heller Family Trust dated November 17, 2004,** (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, and Alwin Michaelsen, unmarried, as joint tenants with right of survivorship,** 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, Registers 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 Gregory S. Heller and Kathryn G. Heller Trustees of The Heller Family Trust dated November 17, 2004 by Quitclaim deed of record in Instrument No. 20220526-0061171, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a

Karen Johnson Davidson County
Batch# 867068 DEEDQC
06/03/2022 12:13:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220603-0064340

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 23 day of May 2022.

Heller Family Trust dated November 17, 2004

BY: Gregory S. Heller, Trustee

BY: Kathryn G. Heller, Trustee

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, Wanda Jackson, the undersigned, a Notary Public in and for said County and State, Gregory S. Heller and Kathryn G. Heller, ~~with whom I am personally acquainted, and~~ who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Heller Family Trust dated November 17, 2004, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public
My Commission Expires: 1/26/25

WANDA JACKSON
Notary Public - California
Los Angeles County
Commission # 2343666
My Comm. Expires Jan 26, 2025