Karen Johnson Davidson County
Batch# 909183 DEEDQC
08/29/2022 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0096991

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

ROBERT J. HAZARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day, August 26, 2022.

Notary Public

My Commission Expires: _____

New Owner Address:
Lyman O. Heidtke, Trustee
37 Concord Park East
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
85 15 019.00

QUITCLAIM DEED

Lyman O. Heidtke, ummarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Lyman O. Heidtke, Trustee of the Lyman O. Heidtke Revocable Living Trust, dated August 26, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, August 26, 2022.

Lyman O. Heidtke

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lyman O. Heidtke**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 26, 2022.

Notary Public

My Commission Expires: _____

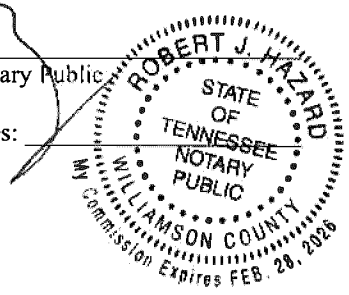


EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee. Beginning in the center of Lebanon Road at a point 10 feet west of the southwest corner of the Southern Investment Company tract, now owned by Harold Edwin Stanford; thence, South 39 degrees West, 167 feet to the northeast corner of the McFayden's Tract, now owned by Perry Peek; thence, with the Peek east line, South 45 ½ degrees East, 600 feet to the center of the Lebanon Road; thence, with the center of the Lebanon Road in a northeasterly direction, 200 feet to the beginning, containing 2.52 acres, more or less.

Being the same property conveyed to Lyman O. Heidtke, unmarried, from Jeffery Currin Sulcer, married, by deed of record in Instrument No. 20050222-001915, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3012 Lebanon Pike, Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 26, 2022.

Affiant Signature

8/26/2022
Date

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day, August 26, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY