THIS INSTRUMENT PREPARED BY AND RETURN TO:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

Karen Johnson Davidson County
Batch# 972756 DEEDQC
02/21/2023 02:10:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230221-0012233

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents that **Andrea Nicole Heagarty, an unmarried person** (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Andrea Nicole Heagarty, Trustee of the Andrea Heagarty Living Trust dated February 9, 2023,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 Block "E" on the Plan of East Wood Addition, of record in Plat Book 332, Page 63, Register's Office of said County to which reference is hereby made for a more complete description.

This real property being all of the property conveyed to the Grantor and Darleen T. Heagarty, as tenants in common with right of survivorship, from Andrea Nicole Heagarty by quitclaim deed dated January 22, 2019, and recorded on January 22, 2019, at **Instrument No. 2019122-0006153,** in the Register's Office for Davidson County, Tennessee. Darleen T. Heagarty died on September 1, 2022, as a resident of Wake County, North Carolina. The Estate of Darleen T. Heagarty was opened under Docket No. 22E4703 in the Probate Court for Wake County, North Carolina, on or about November 30, 2022.

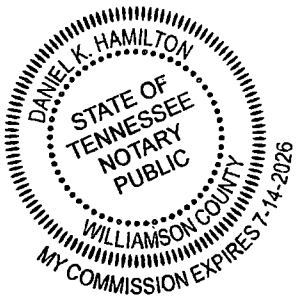
WITNESS the Grantor's hand in Franklin, Williamson County, Tennessee, on this 9 day of February, 2023.

Andrea Nicole Heagarty, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9TH day of February, 2023, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Andrea Nicole Heagarty, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation

that she executed the within instrument of her own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: _____

New Owner Name and Address: Andrea Nicole Heagarty,Trustee Andrea Heagarty Living Trust 1025 W. Eastland Ave. Nashville, TN 37206	Mail Tax Notice to: Same
Property Address: 1025 W. Eastland Ave. Nashville, Tennessee 37206	Parcel ID Number: 083-05-0-100.00
This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).	