Karen Johnson Davidson County
Batch# 996767 DEEDQC
04/27/2023 08 14 17 AM 3 pgs
Fees $17 00 Taxes $0 00
20230427-0030856

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 PHILIP M. HEFLEY, AFFIANT Subscribed and sworn to before me, this 20th day of April 2023. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PHILIP M. HEFLEY and VICKI C. HEFLEY, CO-TRUSTEES 3704 Valley Ridge Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 13311018700

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Philip M. Hefley and Vicki C. Hefley, a married couple, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Philip M. Hefley and Vicki C. Hefley, Co-Trustees of the Hefley Joint Revocable Trust, created April 3, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3704 Valley Ridge Drive, Nashville, Tennessee 37211, and more particularly described as follows:

Land situated in the County of Davidson in the State of Tennessee, being Lot No. 196 on the Plan of Valley View Meadows, Section Three as of record in Plat Book 3700, Page 93, 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 Philip M. Hefley and Vicki C. Hefley, a married couple, from Philip M. Hefley and Vicki C. Hefley, as Trustees of the Philip M. Hefley and Vicki C. Hefley Living Trust, dated November 7, 2013, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20220922-0105506

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20th day of April 2023.

Philip M. Hefley, Grantor

Vicki C. Hefley, Grantor

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 **Philip M. Hefley**, the Grantor, 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 at office, this 20th day of April 2023.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

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 **Vicki C. Hefley**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of April 2023.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

