Karen Johnson Davidson County
Batch# 1004682 DEEDQC
05/18/2023 08 56 22 AM 2 pgs
Fees $12 00 Taxes $0.00
20230518-0037182

THIS INSTRUMENT PREPARED BY
Jonathan S Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner.	Send Tax Bills To·	Map-Parcel No.:
Marion Jean Heydenruch Godfried Johannes Heydenrych 704 Mickelson Way Lebanon, TN 37087	Same	075-11-0-179 00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Marion Jean Heydenrych and Godfried Johannes Heydenrych, wife and husband ("Grantors"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto Marigolds Properties LLC, a Tennessee limited liability company ("Grantee"), and their successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows·

Land in Davidson County, Tennessee, being Lot No. 101-A on the Plan of Zone Lot Division, Rachel's Square - Section Two of record in Plat Book 5200, Page 623, revised in Plat Book 6250, Page 542 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marion Jean Heydenrych and Godfried Johannes Heydenrych, wife and husband by Warranty Deed from Read Investments, LLC, a Tennessee limited liability Company, dated June 25, 2021, of record in instrument 20210629-0087899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

The address of the herein property is believed to be 1010 Rachels Square Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, Marion Jean Heydenrych and Godfried Johannes Heydenrych, wife and husband have executed this Quitclaim Deed as of the 12. day of May, 2023.

Marion Jean Heydenrych

Godfried Johannes Heydenrych

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Marion Jean Heydenrych and Godfried Johannes Heydenrych, wife and husband, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 12. day of May, 2023.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires 6-14-2023

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated

Marion Jean Heydenrych

Sworn and subscribed to before me this 12th day of May, 2023.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6-14-2023