Karen Johnson Davidson County
Batch# 1004682 DEEDQC
05/18/2023 08 56 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20230518-0037185

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	096-07-0A-025 00 CO

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 husband Godfried Johannes Heydenrych ("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

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 1, Unit No. 4 on the Plan of Bianca Square Condominiums, of record in Book 5800, page 101, as amended in Book 5200, page 661, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Marion Jean Heydenrych and husband Godfried Johannes Heydenrych by Warranty Deed from Amanda S Bishop, unmarried, dated November 20, 2020, of record in instrument 20201202-0140168 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 330 Stewarts Ferry Pike, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are 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 husband Godfried Johannes Heydenrych 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 12th 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.

Notary Public

My Commission Expires: 6-14-2023

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON