Karen Johnson Davidson County
Batch# 1004682 DEEDQC
05/18/2023 08 56 22 AM 2 pgs
Fees $12 00 Taxes $0.00
20230518-0037188

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	96-9A-765.00CO

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, Godfried Johannes Heydenrych and Marion Jean Heydenrych, husband and wife ("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:

Being Unit B-765 on the plan of Emery Place, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal.

Being the same property conveyed to Godfried Johannes Heydenrych and Marion Jean Heydenrych, husband and wife by Warranty Deed from Mary H. Nagel and Richard R. Nagel her husband, dated December 8, 2017, of record in instrument 20171212-0126740 Register's Office for Davidson County, Tennessee.

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

This is improved property known as 765 Kent Road, Nashville, TN 37214.

IN WITNESS WHEREOF, Godfried Johannes Heydenrych and Marion Jean Heydenrych, husband and wife 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, Godfried Johannes Heydenrych and Marion Jean Heydenrych, husband and wife, 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 FAULIGHT 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 FAULIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON