Karen Johnson Davidson County
Batch# 1004682 DEEDQC
05/18/2023 08.56 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20230518-0037190

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	108-07-0B-099 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 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 99-J on the Plan of Timber Lake Condominiums, as set forth in Exhibit "A-2" to the Master Deed of record in Book 6549, Page 475 and by Instrument of Clarification of record in Book 6561, Page 141, Register's Office for Davidson County, Tennessee, which plan of record thereof are incorporated herein and made a part of hereof by reference.

Being the same property conveyed to Marion Jean Heydenrych and Godfried Johannes Heydenrych, wife and husband by Warranty Deed from Paul Hutchins and Deborah Hutchins, husband and wife, dated August 21, 2020, of record in instrument 20200825-0095937 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 332 Timberway Circle, Nashville, TN 37214.

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 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.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6-14-2023