Karen Johnson Davidson County
Batch# 1004682 DEEDQC
05/18/2023 08 56 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20230518-0037192

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-130.00-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 its 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 Unit 130, Timber Lake Condominiums, as established under master deed of record in Book 6549, page 475, as clarified in book 6561, page 141 and book 7153, page 617 in the Register's office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Marion Jean Heydenrych and Godfried Johannes Heydenrych, wife and husband by Warranty Deed from David A. Turner, unmarried, dated September 16, 2019, of record in instrument 20190919-0095088 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 221 Timberway Drive, 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