PREPARED BY:
Mary Ann Hea
2608 8th Ave S., #419
Nashville, TN 37204

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Karen Johnson Davidson County
Batch# 1018935 **DEEDQC**
06/26/2023 01 24 01 PM 4 pgs
Fees $22 00 Taxes $0 00

20230626-0048464

MAIL TAX STATEMENTS TO:
Mary Ann Hea.
2608 8th Ave S., #419
Nashville, TN 37204

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 23rd day of June, 2023, between Mary Ann Hea, an unmarried person, whose address is 2608 8th Ave S., #419, Nashville, Tennessee 37204 ("Grantor"), and Mary Ann Hea, whose address is 2608 8th Ave S. #419, Nashville, Tennessee 37204 ("Grantee").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennessee, described as:

Prior instrument reference: Quitclaim Deed, Volume/Book 9732, Page 536, Document No. _____, of the Recorder of Davidson, Tennessee, recorded _____.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

EXPRESSLY RESERVING unto the Grantor the following rights stated below:

The purpose of this document is to instruct the assessor's office to map this property with map parcel 007 00 to make the two properties into one.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 048 00 0 006 00

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 23rd day of June, 2023.

Mary Ann Hea

Mary Ann Hea, Grantor

State of TN
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mary Ann Hea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 23rd day of June, 2023.

Rhonda S Rutherford

Notary Public

My Commission expires 11/6/2024

RHONDA S. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is ~~$254,100~~, and the true value that the property would command at a fair and voluntary sale is $ ~~254,100~~ ~~Property #2 $91,200~~.

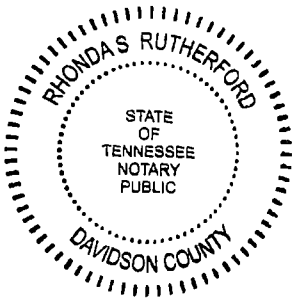
Mary Ann Hea

Affiant

Subscribed and sworn to before me this 23rd day of June, 2023

Notary Public

My commission expires: 11/6/2024



BOOK 9732 PG 537

Beginning at a pin in the center of branch at the N.E. corner of a 1.33 acre tract conveyed to Joe Graves and wife, Norma Spain Graves, by deed from A.B. Graves and wife, Kate F. Graves, of record in Book 2280, page 577, Register's Office for said County; thence S 64° 30' W 200 feet to a stake, the northwest corner of said 1.33 acre tract; thence S 64° 30' W 25 feet to a stake on South bank of Creek; thence N 86° W 627 feet following center of branch to a point; thence S 62° 30' W 372.2 feet to a stake in Burton East boundary line; thence S 3° 15' W 676.5 feet to a stake on hill; thence S 86° 45' E 1090 feet to a stake; thence N 39° 50' E 510 feet to a stake on top of ridge; thence N 17° 35' W 661 feet to the point of beginning. Included within said property, as thus described, is the said 1.33 acre tract conveyed by deed of record in Book 2280, page 577, said Register's Office.

James J. Hea does further quitclaim to Mary Ann Hea all of his interest, if any, in land situated between the north boundary of the above-described tract and the south margin of the tight-of-way for Burton Hollow Road.

Being the same property conveyed to James J. Hea and wife, Mary Ann Hea, by deed from Joe Graves (Joseph A. Graves) and wife, Norma Spain Graves, of record in Book 6321, page 850, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Ann Hea, her heirs, successors and signs, forever.

Witness my hand this the 7th day of July, 1995.

James Jackson Hea III

JAMES J. HEA

FELIX Z. DAVIDSON REGISTER
DAVIDSON COUNTY, TN
95 JUL 17 PM 2:30

IDENTIF & REFERENCE
0079596

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, James J Hea III, a Notary Public for said County and State, JAMES J. HEA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7 day of July, 1995.

James S Cates

Notary Public

JAMES S. CATES NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

My Commission Expires: My Commission Expires JAN 20, 1999

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.