Karen Johnson Davidson County
Batch# 1028005 DEEDQC
07/19/2023 10 06 47 AM 2 pgs
Fees $12 00 Taxes $0 00
20230719-0055469

Prepared by
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, w' this transfer is $0 00

Affiant

Subscribed and sworn to before me, this 13 day of July 2023

Notary Public
My commission expires 6-17-2023

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Hein	New Owner	082-03-0-297.00
1012 Pennock Avenue		
Nashville, TN 37207		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hein Properties LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Joshua Hein, an unmarried man,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows

Land in Davidson County, Tennessee, being Lot No 15, in the George W Steinback's Plan of lots in East Nashville, being a subdivision of Lucy H Lindsley Tract, as of record in Book 161, page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Jane Randolph, a widow, dated December 1, 2022, of record as Instrument No 20221202-0126432, Register's Office for Davidson County, Tennessee Further, being the same property conveyed to Hein Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated December 5, 2022, of record as Instrument No 20221207-0127538, Register's Office for Davidson County, Tennessee

This property is improved property known as. **1012 Pennock Avenue, Nashville, TN 37027**

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A 26-2-301 or other similar statue therein

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search No representation of title is made by this deed or the preparation thereof

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13 day of July, 2023

Hein Properties LLC
a Tennessee limited liability company

By: _____
Joshua Hein
Its. Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joshua Hein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** (or other officer authorized to execute the instrument) of **Hein Properties LLC**, the within named bargainor, a Tennessee limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as **Member** (or other authorized officer)

Witness my hand, at office, this 13 day of July, 2023

_____
Notary Public

My commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY