QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AJ-QCD-23-1004

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1059058 DEEDQC
10/09/2023 02 52 28 PM 4 pgs
Fees $22.00 Taxes. $0 00

20231009-0079372

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Johnna Standiford, and Alwin Michaelsen, and Gregory S. Heller and Kathryn G. Heller, Trustees of The Heller Family Trust dated November 17, 2004	New Owners	
(NAME)	(NAME)	
1004 Paris Ave		118-1-231 00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALWIN MICHAELSEN, UNMARRIED, AND GREGORY S. HELLER AND KATHRYN G. HELLER, TRUSTEES OF THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JOHNNA STANDIFORD, MARRIED, AND ALWIN MICHAELSEN, UNMARRIED, AND GREGORY S. HELLER AND KATHRYN G. HELLER, TRUSTEES OF THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 53 ON THE PLAN OF DR L G NOEL'S SECOND SUBDIVISION OF IDLEWILD OF RECORD IN PLAT BOOK 332, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO ALWIN MICHAELSEN, UNMARRIED, AND GREGORY S HELLER AND KATHRYN G HELLER, TRUSTEES OF THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM GREGORY S HELLER AND KATHRYN G HELLER, TRUSTEES OF THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NO 20220603-0064340, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE

*****This instrument has been prepared by information provided by the parties*****

*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as 1004 Paris Avenue, Nashville, Tennessee 37204

Witness my hand this the 30th day of June, 2023.

ALWIN MICHAELSEN

SANDRA MARIE MALLORY
Notary Public - State of Florida
Commission # HH 171875
My Comm. Expires Aug 31, 2025

STATE OF Florida)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALWIN MICHAELSEN,** the within named bargainor, 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, this the 30th day of June, 2023.

Notary Public

My Commission Expires: 8/31/2025

Witness my hand this the 30th day of June, 2023.

THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004

GREGORY S. HELLER

KATHRYN G. HELLER

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY S. HELLER and KATHRYN G. HELLER,** 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 as the Trustees for **THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004,** the within named bargainor, for the purposes therein contained

Witness my hand and official seal, this the _____ day of _____, 2023

EV. See attached California Notary Certificate.

Notary Public

My Commission Expires

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
County of Los Angeles)

On October 5, 2023 before me, Elizabeth Villegas, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Gregory S. Heller & Kathryn G. Heller
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELIZABETH VILLEGAS
Notary Public - California
Los Angeles County
Commission # 2376327
My Comm. Expires Sep 25, 2025

Signature Elizabeth Villegas
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 10/5/23 Number of Pages: 3
Signer(s) Other Than Named Above: Alwin Michaelsen

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other
Signer Is Representing:	Signer Is Representing:

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