THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2023.

Notary Public

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch # 1080724 DEEDQC
12/12/2023 09:43:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231212-0095616

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bailey Heidhues 3912 Kings Lane Nashville, TN 37218	New Owner	Map and Parcel No.: 058-15-0052.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Anna Huckaby, a single woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bailey Heidhues, an unmarried woman**, her heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 14 on the Plan of Gold Key Estates, Section 1, as of record in Book 4175, Page 17, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Kings Lane, common front corners of Lots 14 and 15; thence with the line between said Lots Northwardly 292.0 feet to a point; thence South 80° 20' West 155.0 feet to a monument in the easterly margin of an unnamed road; thence with a margin of same, southwardly 267.0 feet to a monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve, southeastwardly 39.27 feet to a monument in the northerly margin of Kings Lane; thence with said margin of said Lane; thence with said margin of said Lane, eastwardly 130.0 feet to the point of BEGINNING.

Being the same property conveyed to Anna Huckaby, a single woman, as joint tenant with right of survivorship by Warranty Deed from Horizon Leasing LLC, a Tennessee limited liability

company, dated May 16, 2023 and recorded on May 23, 2023 in Instrument No. 20230523-0038594, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as: **3912 Kings Lane, Nashville, TN 37218.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of December, 2023.

Anna Huckaby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anna Huckaby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 11 day of December, 2023.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____