Karen Johnson Davidson County
Batch# 1096551 DEEDQC
01/31/2024 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006907

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1111 Heaven LLC 1923 19th Avenue South Nashville, Tennessee 37212	New owner	10412017100

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ivy Vick, a married person***, by these presents does hereby quitclaim and convey unto, **1111 Heaven LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly 75 feet of Lot No. 55 on the Plan of Christopher and Kirkman's Belmont Addition, of record in Plat Book 57, Page 158, Register's Office for said County.

Said Southerly portion of Lot No. 55 fronts 75 feet on the Westerly margin of Nineteenth Avenue (formerly Avondale Avenue) and extends back 159 feet between parallel lines to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Ivy Vick by Warranty Deed from Jimmy L. Thomas and wife, Kimberli W. Thomas of record in Instrument No. 20210608-0076478, Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 8, 2021.

Being also known as 1923 19th Avenue South, Nashville, Tennessee 37212.

**This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that 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 statute therein.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 16th day of January, 2024.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of January, 2024.

Ivy Vick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ivy Vick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2024.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **January 30, 2024** (date of document).

Affiant Signature

January 31, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25