This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1102120 DEEDQC
02/16/2024 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240216-0010989

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1114 Ordway LLC 1010 W Eastland Ave. Nashville, TN 37206	Same	083-09-0-036.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Daniel Z. Heller**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of Grantor's rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **1114 Ordway, LLC**, a Tennessee limited liability company, its successors and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 in F. 0. Beazley's Subdivision of Block "C" of the Douglas Tract, a plan of which is of record in Plan Book 2, page 66, Register's Office, Davidson County, Tennessee. Said Lot 8 fronts 50 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Daniel Z. Heller, an unmarried person, from Mary C. Carter now known as Mary C. West by Warranty Deed of record in Instrument #20020617-0072842, Register's Office, Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

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

Affiant _____

Notary Public _____ My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31 2026

This is improved property known as 1114 Ordway Place, Nashville, Tennessee.

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

WITNESS my hand this the 16th day of February, 2024.

Daniel Z. Heller, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Z. Heller**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that Grantor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of February, 2024.

_____
Notary Public

My Commission Expires: _____

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31 2026

Certificate of Authenticity

I, Sarah Arick, 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 February 16, 2024.

Date: 02/16/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 16, 2024.

Notary Public: R. Whitney Boyd
My Commission Expires: 11/08/2027

