Karen Johnson
Batch # 1106486
03/01/2024 11:45:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240301-0014325

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

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
1400 McGavock, LLC
P.O. Box 60865
Nashville, TN 37206

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
Map 072-15-0
Parcel 213.00

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, **Dan 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 **1400 McGavock, LLC**, a Tennessee limited liability company, its successors and assigns. The real estate is land located in Davidson County, Tennessee, further described as follows:

Land in the 7th Councilmanic District of Davidson County, Tennessee, said tract also being known as Lot 37, of the Riverside Drive Subdivision, being a plat of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin(new) in the easterly margin of Riverside Drive, the southwest corner of a tract of land, which belongs to Lucille G. McDonald, having a deed reference in Book 4230, Page 152, RODCT, being Lot 36, of the Riverside Drive Subdivision, the northwest corner of this tract, and continuing as follows: S 83 deg. 25' 03" East 187.00 feet to an iron pin (new) the southeast corner of said tract of land, which belongs to Lucille G. McDonald, in the westerly boundary of a tract of land which belongs to John F. Hayes, having a deed reference in book 10927, Page 447, RODCT,, being Lot 38, of the Riverside Drive Subdivision, thence S 06 deg. 39' 28" West 75.25 feet to an iron pin (new) in the northerly margin of Porter Road, the southwest corner of said tract of land which belongs to John F. Hays, thence S 83 deg. 55' 01" West 155.88 feet to a railroad spike (new) at the intersection of the northerly margin of Porter Road, and the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive, as follows: N 16 deg. 12' 44" West, 20.60 feet to a railroad spike (new) thence with curve to the right, having a radius of 432.00 feet an acre distance of 94.52 feet, and a chord bearing of N 09 deg. 56' 39" West 94.33 feet to the point of beginning, containing 0.37 acres, as surveyed by Steven E. Artz, Tennessee License No. 708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, February 12, 2002, and being found on Tax Map

72-15, Parcel 213, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Dan Heller and March Egerton from McGavock Pike Partners, LLC by Quitclaim Deed of record in Instrument No. 20130830-0091966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dan Heller from March Egerton by Quitclaim Deed of record in Instrument No. 20130830-0091967, Register's Office for 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 29th 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 1601 Riverside Drive, Nashville, TN 37216.

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 29th day of February, 2024.

_____
Dan Heller, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dan 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 29th day of February, 2024.

_____
Notary Public

My Commission Expires:

