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

Karen Johnson
Batch # 1106486
03/01/2024 11:45:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240301-0014327

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1400 McGavock, LLC	Same	072.07-0-293.00
P.O. Box 60865		
Nashville, TN 37206		

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 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:

Situate in the nineteenth (19th) civil District of Davidson County, Tennessee, and being more particularly Described as follows:

Lot 9 of the Waters Placed Subdivision as shown by a map of record in Book 332, pages 136 and 137, in the Davidson County, Tennessee Register of Deeds office.

Being the same property conveyed to Daniel Heller and March Egerton from McGavock Pike Partners, LLC by Quitclaim Deed of record in Instrument Number 20160210-0012891, Davidson County Register of Deeds Office.

Being the same property conveyed to Daniel Heller from March Egerton by Warranty Deed of record in Instrument No. 20160210-0012892, Davidson County Register of Deeds Office.

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 1400 McGavock Pike, 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.

Daniel 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 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.

_____ My Commission Expires: _____
Notary Public

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