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# 1111364 DEEDQC
03/14/2024 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240314-0017823

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1308 McGavock, LLC P.O. Box 60865 Nashville, TN 37206	Same	072.07-0-235.00

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 Zachary 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 **1308 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 Davidson County, Tennessee, being Lot No. 7 and 8, on the Map showing the Subdivision of the Water's Place on Maxey Lane, as shown on plat of record in Plat Book 332, page 136 and 137, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly side of McGavock Pike formerly the William's Ferry Road, and runs back between parallel lines 160 feet to an alley. Said lot No 8 fronts 62.7 feet on the southerly side of McGavock Pike, formerly Williams Ferry Road and runs back 160 feet on the westerly line and 162 feet on the easterly line with the westerly margin of Riverside Drive to an alley, measuring 83.5 feet thereon.

Being the same property conveyed to Daniel Zachary Heller from Rhett Lee Mills by General Warranty Deed of record in Instrument No. 20041207-0145556 and from Raymond Reece Mills by General Warranty Deed of record in Instrument No. 20041207-0145554, 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 2025

This is improved property known as 1312 McGavock Pike, Nashville, TN 37216.

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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 29th day of February, 2024.

Daniel Zachary 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 Zachary 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:

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

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 29, 2024.

Date: 03/14/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on March 14, 2024.

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027

Notary Public: R. Whitney Boyd

My Commission Expires: