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# 1111365 DEEDQC
03/14/2024 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240314-0017824

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1308 McGavock, LLC P.O. Box 60865 Nashville, TN 37206	Same	072.07-0-230.00

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 **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:

TRACT I:
BEING LOT NO. 3 ON THE PLAN OF SUBDIVISION OF THE WATERS PLACE OF RECORD IN PLAT BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 3 FRONTS 50.0 FEET ON THE SOUTHEASTERLY MARGIN OF WILLIAMS FERRY ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 160.0 FEET TO A DEAD LINE ON THE REAR.

TRACT II:
BEING PART OF LOT NO. 4 ON THE PLAN OF SUBDIVISION OF THE WATERS PLACE OF RECORD IN PLAT BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 4 FRONTS 30.0 FEET ON THE SOUTHEASTERLY MARGIN OF WILLIAMS FERRY ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 160.0 FEET TO A DEAD LINE ON THE REAR.

Being the same property conveyed to Daniel Z. Heller from Colin P. Blackburn and Emily C. Blackburn by Warranty Deed of record in Instrument No. 20091002-0091571, 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 1304 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 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 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

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)

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

Sworn and subscribed before me on March 14, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires: