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# 1115989 DEEDQC
03/27/2024 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240327-0021387

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
RiverMax, LLC P.O. Box 60865 Nashville, TN 37206	Same	072.07-0-274.000

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

BEING the westerly 100 feet of Lot No. 71 of Block "D" on the map of a proposed subdivision of R. W. Dudley's 50 acre tract, described according to a survey dated October 14, 1913, by Eric Drake, Surveyor as follows:

Beginning at a point on the northerly margin of Williams Ferry Road (now McGavock Pike) 185 feet east of the easterly margin of Riverside Boulevard (now Riverside Drive), said point being the northeast corner of said Williams Ferry Road (now McGavock Pike) and an alley; thence with the northerly margin of Williams Ferry Road (now McGavock Pike) eastwardly 100 feet to a point 15 feet west of the corner of lots Nos. 71 and 72; thence northwardly and parallel with the line between lots Nos. 71 and 72, 160 feet. more or less to the southerly margin of an alley; thence with the curve of said alley in a southwesterly direction to the beginning.

Being the same property conveyed to Daniel Z. Heller, an unmarried man, from Mary Catherine Baldinger Beehan, an unmarried woman, by Warranty Deed of record in Instrument No. 20020926-0117567, 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 1411 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 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.

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 29, 2024.

Date: 03/27/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on March 27, 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: