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# 1115991 DEEDQC
03/27/2024 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240327-0021389

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Riverside Drive, LLC P.O. Box 60865 Nashville, TN 37206	Same	072.07-0-296.000

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 **Riverside Drive, 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 25 of the Waters Place on Maxey Lane Subdivision as shown by a map of record in Plat Book 332 at pages 136 & 137 in the Davidson County, Tennessee Register of Deeds office.

Said Lot No. 25 fronts 59 feet on the easterly side of Riverside Drive and runs back between parallel lines, along the northerly margin of Oakhurst Avenue, 160 feet to an alley in the rear.

Being the same property conveyed to Daniel Z. Heller from Arthur F. Patterson and wife Carlissa Patterson by General Warranty Deed of record in Instrument No. 20070220-0020652, Davidson County Register of Deeds Office.

Being the same property conveyed to Daniel Z. Heller from Arthur F. Patterson and wife Carlissa Patterson by General Warranty Deed of record in Instrument No. 20070220-0020652, Davidson County, Tennessee 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 2213 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.

_____
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: