Quitclaim Deed

Karen Johnson Davidson County
Batch # 1119572 DEEDQC
04/05/2024 10:04:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240405-0024193

State of Tennessee
County of Davidson

The actual consideration for this transfer is -$0-.

Affiant

Subscribed and sworn to before me this the 1st day of April, 2024

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
1715 Heiman Street, LLC. 1715 Heiman Street Nashville, TN 37208	NEW OWNER	081 15 0 419.00

KNOW ALL MEN BY THESE PRESENTS that **Leonard Gunn, Jr. and Dorothy Gunn, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **1715 Heiman Street, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of J.M. and T.J. Harding, of record in Book 21, page 81, Register's Office, Davidson County Tennessee.

Said lot fronts 50 feet on the southerly side of Heiman Street and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Leonard Gunn, Jr. and Dorothy Gunn, husband and wife by Executors Deed from Leonard Gunn, Jr., Executor of the Estate of Emma Mae Gunn, deceased of record as Instrument No. 20210421-0053124 in the Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 21, 2021.

This is improved property having a physical address of: 1715 Heiman Street, Nashville, TN 37208

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters f public record.

~~TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.~~ TCB

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of ~~March~~ April RB, 2024

_____(SEAL)
Leonard Gunn, Jr.

_____(SEAL)
Dorothy Gunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of ~~March~~ April RB, 2024, before me personally appeared Leonard Gunn Jr. and Dorothy Gunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2024.

_____
Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson