Name and Address of New Owner:
Austin Heithcock
110 North 8th Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1141128 DEEDQC
05/31/2024 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240531-0040390

Send Tax Bills To:
First American Mortgage Solutions
C/O Crosscounrty Mortgage, LLC
1795 International Way
Idaho Falls, ID 83402

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 082-12-0W-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Austin Heithcock, a single person,** "the Grantors," convey and quitclaim unto **Austin Heithcock, a single person, and Grace Shockey, a single person, tenants in common with rights of survivorship,** "the Grantee," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Villery Place, A Horizontal Property Regime With Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, at Instrument No. 20180418-0036698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Lefevre and Lindsay Fallon by Warranty Deed from Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210607-0075760 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 7, 2021. (Value of consideration shown in aforementioned deed $531,000.00.) Also see Scrivener's Affidavit of record in Instrument No. 20210624-0085985, in said Register's Office.

Being the same property conveyed to Austin Heithcock, a single man, by Warranty Deed from Ryan Lefevre and Lindsay Lefevre, husband and wife, of record in Instrument No. 20240529-0039866, Register's Office for Davidson County, Tennessee, dated May 28, 2024, and recorded on May 29, 2024

This is property more commonly known as 110 North 8th Street #2, Nashville, TN 37206.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 28th day of May, 2024.

_____(SEAL)
Austin Heithcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2024, before me personally appeared Austin Heithcock, 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 28th day of May, 2024.

CHELSEA L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of May, 2024.

_____
Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-28-24

Affiant Signature

5-28-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of May, 2024.

Notary Signature

My Commission Expires: 5-9-26

