File: First Title 24-32075p
Prepared By:
Heath & Ames Attorneys, P.C.
2622 Broad Street
Chattanooga, TN 37408

Karen Johnson Davidson County
Batch # 1151689 DEEDQC
06/27/2024 10:29:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240627-0048308

Grantee's Address:	Send Tax Bills To:	Map Parcel No.:
Dylan Heath Cassidy Harrison 714 Mansfield Avenue Nashville, TN 37206	SAME	082 08 0 206.00

QUITCLAIM DEED

IN CONSIDERATION OF ONE ($1.00) DOLLAR and other valuable considerations paid, the receipt of all of which is hereby acknowledged: **Dylan Heath, unmarried and Liza Heath, unmarried, Grantors**, hereby transfer, convey and forever quitclaim unto **Dylan Heath, unmarried and Cassidy Harrison, unmarried, as Joint Tenants with the right of survivorship, the entire fee to vest in the survivor in case of the death of either/any, Grantees**, all my/our right, title, and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of LEEK SUBDIVISION OF THE ARTHUR TRACT of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

For prior title see deed from Laura Gilder to Dylan Heath, unmarried and Liza Heath, unmarried, dated May 8, 2020 and recorded on May 15, 2020 in Instrument number 20200515-0050875 in said Register's Office.

SUBJECT TO Any Governmental zoning and subdivision ordinances and regulations in effect thereon.
SUBJECT TO Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEEK SUBDIVISION OF THE ARTHUR TRACT, as recorded in Plat Book 547, Page(s) 54.
SUBJECT TO Easements, liens or encumbrances or claims thereof, which are not shown by the public record.

TAXES for the year 2024 are to be assumed by the grantees.

THIS INSTRUMENT IS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES TO THE INSTRUMENT AND NEITHER THE PREPARER, NOR FIRST TITLE INSURANCE COMPANY MAKE ANY REPRESENTATION AS TO THE TITLE OR ACCURACY OF INFORMATION. NO TITLE INSURANCE HAS BEEN ISSUED WITH THIS TRANSACTION. NO LAW FIRM HAS BEEN RETAINED IN THIS TRANSFER, NOR DOES ANY ATTORNEY REPRESENT ANY PARTY HERETO.

WITNESSETH the same unto the said **Dylan Heath, unmarried and Cassidy Harrison, unmarried, as Joint Tenants with the right of survivorship, the entire fee to vest in the survivor in case of the death of either/any, Grantees**, their heirs and assigns.

WITNESS my hand this 21 day of June, 2024.

Dylan Heath

Dylan Heath

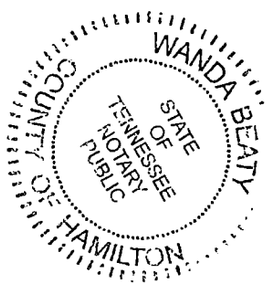
STATE OF TENNESSEE

COUNTY OF Hamilton

On this 21 day of June, 2024, before me personally appeared Dylan Heath, Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

2/21/2027
My commission expires:

Wanda Beaty
NOTARY PUBLIC



WITNESS my hand this 21st day of June, 2024.

Liza Heath

STATE OF TENNESSEE
COUNTY OF Hamilton

On this 21st day of June, 2024, before me personally appeared liza Heath, Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

2/21/2027
My commission expires:

Wanda Beaty
NOTARY PUBLIC

WANDA BEATY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

STATE OF TENNESSEE
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$0.00.**

Subscribed and sworn to before me this 21st day of June, 2024.

Dylan Beaty
AFFIANT - GRANTEE

2/21/2027
My commission expires:

Wanda Beaty
NOTARY PUBLIC

WANDA BEATY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON