This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2024

Notary Public

BRYAN C. DE CUIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 5-16-2026

My Commission Expires: May 16, 2026

Karen Johnson Davidson County
Batch# 1153146 DEEDQC
07/01/2024 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240701-0049575

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Brian Z. Heller and Hollianne F. Heller, Trustees 1017 Livingstone Lane Mt. Juliet, TN 37122	**NEW OWNER**	**09-107-0-147.00**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Brian Zachary Heller and wife, Hollianne Federico Heller,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Brian Z. Heller and Hollianne F. Heller, as Trustees for The Heller Family Living Trust, Dated June 27, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at I 029 Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171114-0116838, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Brian Zachary Taylor and wife Hollianne Federico Heller by Quit Claim Deed from Heller Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200113-0004635 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 13, 2020.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **1029A Monroe Street, Nashville, TN 37208**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of June, 2024.

Brian Zachary Heller

Hollianne Federico Heller

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Zachary Heller and Hollianne Federico Heller**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2024.

. . . [SEAL]

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

Notary Public

My Commission Expires: May 16, 2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **June 27, 2024**.

Affiant Signature

6.27.2024
Date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27th day of June, 2024.

Michelle D McQueen
Notary's Signature

My Commission Expires: 10-25-2027

