QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD-24-1004

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1180189
09/10/2024 02:57:48 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240910-0069831

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Johnna Standiford, and Alwin Michaelsen, Gregory S. Heller, and Kathryn G. Heller	**New Owners**	
(NAME)	(NAME)	**118-1-231.00**
1004 Paris Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHNNA STANDIFORD, ALWIN MICHAELSEN, AND GREGORY S. HELLER AND KATHRYN G. HELLER, TRUSTEES OF THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

ALWIN MICHAELSEN, UNMARRIED, AS TO A 24% INTEREST, AND JOHNNA STANDIFORD, MARRIED, AS TO A 1% INTEREST, AND GREGORY S. HELLER AND WIFE, KATHRYN G. HELLER, AS TO A 75% INTEREST, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF DR. L.G. NOEL'S SECOND SUBDIVISION OF IDLEWILD OF RECORD IN PLAT BOOK 332, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO **JOHNNA STANDIFORD, AND ALWIN MICHAELSEN, AND GREGORY S. HELLER AND KATHRYN G. HELLER, TRUSTEES OF THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, BY QUITCLAIM DEED, FROM **ALWIN MICHAELSEN, AND GREGORY S. HELLER AND KATHRYN G. HELLER, TRUSTEES OF THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, OF RECORD IN INSTRUMENT NO. 20231009-0079372, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

*****This instrument has been prepared by information provided by the parties*****

*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1004 Paris Avenue, Nashville, Tennessee 37204**.

Witness my hands this the 17 day of July, 2024.

JOHNNA STANDIFORD

STATE OF Florida)
COUNTY OF Broward)

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

Witness my hand and official seal, this the 17 day of July, 2024.

Notary Public

My Commission Expires: 6/9/28

RODNEY BEHARRY
Commission # HH 536367
Expires June 9, 2028

ALWIN MICHAELSEN

STATE OF Florida)
COUNTY OF Broward)

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

Witness my hand and official seal, this the 17 day of July, 2024.

Notary Public

My Commission Expires: 6/9/28

RODNEY BEHARRY
Commission # HH 536367
Expires June 9, 2028

THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004

GREGORY S. HELLER

KATHRYN G. HELLER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY S. HELLER and KATHRYN G. HELLER,** 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 as the Trustees for **THE HELLER FAMILY TRUST DATED NOVEMBER 17, 2004,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 28 day of AUGUST, 2024.

Notary Public

My Commission Expires: 7/8/2028

KATE BLACK
Notary Public - California
Los Angeles County
Commission # 2494034
My Comm. Expires Jul 8, 2028