This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1190253 DEEDQC
10/04/2024 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241004-0077352

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
RiverMax, LLC	Same	072.07-0-228.000
P.O. Box 60865		072.07-0-229.000
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Daniel Z. Heller, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of Grantor's rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto RiverMax, LLC, a Tennessee limited liability company, its successors and assigns. The real estate is land located in Davidson County, Tennessee, further described as follows:

> Being Lot Nos. 1 and 2 on the Plan of The Waters Place, of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Daniel Z. Heller from Helen Evans McKinney, f/k/a Helen M. Evans and husband Frank McKinney by Warranty Deed of record in Instrument No. 20080922-0096188, Davidson County Register of Deeds Office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 3rd day of October, 2024.

Affiant _____

Notary Public _____ My Commission Expires:

R. WHITNEY BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2027

This is improved property known as 1302 Maxey Lane and 0 McGavock Pike, Nashville, TN 37216.

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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 3rd day of October, 2024.

Daniel Z. Heller, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Z. Heller, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that Grantor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of October, 2024.

_____ My Commission Expires:

Notary Public

R. WHITNEY BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2027

Certificate of Authenticity

I, Sarah Arick, 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 October 4, 2024.

Date: 10/04/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on October 4, 2024.

Notary Public R. Whitney Boyd

My Commission Expires:

