Karen Johnson
Batch # 1192691
10/11/2024 08:32:57 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241011-0078908

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
David T. Heard, Sr. Revocable Trust u/a Dated October 8, 2024 240 Riverside Drive Nashville, Tennessee 37206	**Map/Parcel Numbers 083 15 0 028.00**	**David T. Heard, Sr. Revocable Trust u/a Dated October 8, 2024 240 Riverside Drive Nashville, Tennessee 37206**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **David T. Heard, Sr.** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **the David T. Heard, Sr. Revocable Trust u/a dated October 8, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **240 Riverside Drive, Nashville, Tennessee 37206.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brett Carter or Carter Shelton Jones, PLC perform a title examination; and that neither Brett Carter nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8th day of October, 2024.

Notary Public
My Commission Expires: June 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 8th day of October, 2024.

David T. Heard, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal on this the 8th day of October, 2024.

Notary Public
My Commission Expires:
June 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Fortland Park, Section I, of record in Book 2663, Page 61, said Register's Office, described as follows: Said Lot No. 6 fronts 80 feet on the westerly side of Riverside Drive and runs back between parallel lines 160 feet to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Forest A. Durard and wife, Doris H. Durard by deed from S. D. Harrison Co., of record in Book 2856, Page 79, said Register's Office.

Being the same property conveyed to David T. Heard, Sr. and wife, Alfreda Y. Heard by Warranty Deed from Forest A. Durrard, and wife, Doris H. Durard of record in Book 5006, pages 773-774, Register's Office of Davidson County, Tennessee, dated March 16, 1976, Alfreda Y. Heard predeceasing David T. Heard, Sr. on January 17, 2017.

This conveyance is made subject to restrictive covenants of record in Book 2753, Page 612, said Register's Office· setback lines, easements and other limitations as shown on plan of record in Book 2663, Page 61, said Register's Office.