Karen Johnson
Batch # 1199514
10/31/2024 12:07:02 PM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20241031-0084390

This Instrument Prepared By: Susan Gaynor Heithaus as trustee of Heithaus Revocable Trust at 811 Valley View Cir, Brentwood, TN 37027, USA

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Susan Gaynor Heithaus as trustee of Heithaus Revocable Trust, dated May 2, 2019, (the "Grantor"), for and in consideration of 1.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto John L. Heithaus, not married, of 811 Valley View Cir, Brentwood, TN 37027, USA, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davison, State of Tennessee:

811 Valley view Circle.

Being all or part of the same property described in the County Register's Deed book # 3842, Page 61

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property~~, unto the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
31 Day of Oct, 2024.
P. Gilman, Deputy Register

IN WITNESS WHEREOF the Grantor has executed this instrument this 9th day of September, 2024.

Signed in the presence of:

Witness signature

Witness name

Heithaus Revocable Trust
Trustee:

Susan Gaynor Heithaus

Grantor Acknowledgement

STATE OF ~~TENNESSEE~~ Maryland
(SH)

COUNTY OF Montgomery

Before me, Jeeranan Kueyen a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Susan Gaynor Heithaus of Heithaus Revocable Trust, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 9 day of September, 2024.

Notary Public, the State of ~~Tennessee~~ Maryland
(SH)

County of Montgomery

My commission expires: 10/21/2025

JEERANAN KUEYEN
Notary Public - State of Maryland
Montgomery County
My Commission Expires Oct 21, 2025

Register's Fee $ _____

Mail Tax Notice to: Susan Gaynor Heithaus as trustee of Heithaus Revocable Trust, 811 Valley View Cir, Brentwood, TN 37027, USA

Parcel Number: 160-14-0G-001.00-cO

Exhibit A

Property Description

Said property is described to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Valley View Village Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Valley View Village Phase I of record in Instrument Number 20070816-0097818, as supplemented and amended in Instrument No. 20080509-0048312, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to the Master Deed of record in Instrument 20070816-0097818, as revised by Exhibit "B" to the Amendment in Instrument 20080509-0048312, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

~~**Being the same property conveyed to JOHN LOUIS HEITHAUS and SUSAN HEITHAUS, husband and wife, by GARLAND E. BISSINGER and PAULA R. THURMAN, husband and wife, by Warranty Deed of record, in Instrument No.#20171213-0127226, Register's Office for Davidson County, Tennessee.**~~

Subject to: Property taxes for 2017 have been prorated between the parties as of the date of this instrument. Subject to all matters shown on the Plan of record in Plat Book 3842, Page 61, Register's Office for Davidson County, Tennessee. All matters shown on the plan attached as Exhibit "E" to the Master Deed of record in Instrument 20070816-0097818 as revised by Exhibit "B" to the Amendment in Instrument 20080509-0048312, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established

Current source of title: 20190530-0050946

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pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Valley View Village, Phase I of record in Instrument Number 20070816-0097818, as supplemented and amended in Instrument No. 20080509-0048312, Register's Office for Davidson County, Tennessee, with By-Laws of Valley View Village Condominium Owners Association, Inc. appended thereto as Exhibit "C". Charter for Valley View Village Condominium Owners Association, Inc., of record in Instrument Number 20070814-0097170, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4020, Page 59, amended by Instrument No. 20070329-0037835, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Stormwater Detention Agreement of record in Instrument Number Instrument No. 20070213-0018117, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

The legal description is taken from the prior deed of record.

This improved property is known as 811 Valley View Circle, Brentwood, Tennessee 37027.