Karen Johnson Davidson County
Batch# 1202748 DEEDQC
11/07/2024 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086973

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 6th day of November 2024. Notary Public My Commission Expires: 3-3-2025

ASHLEY SALISBURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 03-03-2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Southern Exchange and Acquisitions, Inc., Trustee 109 Kenner Avenue, Ste. 201 Nashville, TN 37205	New Owner	096-02-0-006.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Daniel Z. Heller** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Southern Exchange and Acquisitions, Inc., Trustee of the Shiny Objects LL&C Trust** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

A tract of land lying in the Fourteenth (14th) Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly descried as follows:

BEGINNING at an iron pin (set) lying along or near the westerly line of metropolitan Government of Nashville, Davidson County, Tennessee of record in Deed Book 9774, page 627, R.O.D.C. and also being the southerly corner of the herein described tract.

THENCE, along or near the easterly line of Arthur Bowen, Sr. of record in Deed Book 9710, page 962, R.O.D.C. the next (2) two courses and distances:
THENCE, North 57 degrees 42' 05'' West, a distance of 65.19 feet to an iron pin (set);
THENCE, North 62 degrees 57' 05" West, a distance of 695.00 feet to an iron pin (old):

THENCE, along or near the southerly line of Robert B. Gessler, of record in Deed Book 7120, page 22, R.O.D.C. North 19 degrees 26' 22" East, a distance of 102.12 feet to an iron pin set (set);
THENCE, along or near the Westerly margin of Munn Road (R.O.W. varies) the next (8)I eight courses and distances:
THENCE, South 88 degrees 24'33" East, a distance of 16.35 feet to an iron pin (set);
THENCE, along a curve to the left having a radius of 127.00 feet and a central angle of 34 degrees 25' 52" a chord bearing and distance of North 74 degrees 22'31" West a distance of 75.18 feet, an arc length of 76.32 feet to an iron pin (set);
THENCE, South 57 degrees 09'35" East, a distance of 63.13 feet to an iron pin (set);
THENCE, South 57 degrees 09'35" East, a distance of 100.21 feet to an iron pin (set);
THENCE, South 53 degrees 27'45" East, a distance of 70.21 feet to an iron pin (set);
THENCE, along a curve to the right having a radius of 549.00 feet and a central angle of 10 degrees 25'41" a chord bearing and distance North 58 degrees 40'36" West a distance of 99.78 feet, an arc length of 99.92 feet to an iron pin (set);
THENCE, South 63 degrees 53'27" East, a distance of 67.30 feet to an iron pin (set);
THENCE, South 66 degrees 19'34" East, a distance of 120.74 feet to an iron pin (set);
THENCE, along or near the northerly and westerly lines of Tennessee Department of Transportation as shown on T.D.O.T. Project 19125-2502-04, Sheet 4, dated 1-24-95 the next (3) three courses and distances:
THENCE, South 24 degrees 35'04" West, a distance of 16.25 feet to an iron pin (set);
THENCE, South 41 degrees 58'21" East, a distance of 108.45 feet to an iron pin (set);
THENCE, South 26 degrees 28'15" East, a distance of 80.00 feet to the point of beginning.
Containing 69,335 square feet or 1.59 acres, more or less.

Being the same property conveyed to Daniel Z. Heller by Warranty Deed from Connection United Methodist Church, Inc., a Tennessee nonprofit corporation, in record of Instrument No. 20241101-0085199, Recorder's Office of Davidson County.

This is the same legal description found in the last instrument of record.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 6th day of November, 2024.

Grantor:

By: Daniel Z. Heller

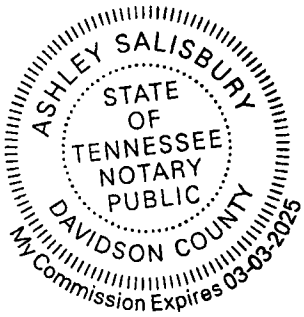
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 10th day of November, in the year 2024, before me the undersigned, personally appeared Daniel Z. Heller, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 10th day of November, 2024.

Ashley Salisbury
Notary Public

My Commission Expires: 3-3-2025



Certificate of Authenticity

I, Robert J. Notestine III, 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 Nov. 6, 2024.

AFFIANT SIGNATURE

11/7/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 7th day of November, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY