Karen Johnson Davidson County
Batch# 1207930 DEEDQC
11/22/2024 10:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241122-0091467

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 19 day of November 2024. ASHLEY SALISBURY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025 Notary Public My Commission Expires: 3-3-2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Daniel Z. Heller and March Egerton P.O. Box 60865 Nashville, TN 37206	New Owner	083 09 0 008.00

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, **McGavock Pike Partners, LLC, a Tennessee Limited Liability Company, N/K/A McGavock Pike Partners, GP, a Tennessee General Partnership** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Daniel Z. Heller, an unmarried man, and March Egerton, a married man, as Tenants in Common** (hereinafter referred to as "Grantees"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I:
Land in Davidson County, Tennessee, being Lots No. 1, 2, 3, 4, and 5 of Block "A" on the map of Wakefield Smith Subdivision of Lots Nos. 5 and 6 of Beasley's Plan of record in Plat Book 843, page 19, Register's Office of Davidson County, Tennessee.

Said Lots 1, 2, 3, 4, and 5 front together 102 feet on the easterly side of Gallatin Avenue, as widened, and run back between parallel lines with the northerly margin of Ordway Place, 120 feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being Lot Nos. 6, 7, and 8 of Block "A" on the map of Wakefield Smith Subdivision of Lots Nos. 5 and 6 of Beasley's Plan of record in Plat Book 843, page 19, Register's Office of Davidson County, Tennessee.

Said Lots 6, 7, and 8 front together 60 feet on the easterly side of Gallatin Avenue, as widened, and run back between parallel lines, 120 feet to an alley.

Being the same property conveyed to McGavock Pike Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Charlie Mack Ryan, also known as Chuck Ryan, unmarried, in record of Instrument No. 20071203-0139349, Recorder's Office of Davidson County. McGavock Pike Partner, LLC has been merged with McGavock Pike Partners, General Partnership.

This is not the marital residence of the Grantor.

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

This property is commonly known as 403 Gallatin Pike, Nashville, TN 37206.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 19 day of November, 2024.

Grantor:
McGavock Pike Partners, a Tennessee General Partnership

By: Daniel Z. Heller, as Partner

By: March Egerton, as Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Daniel Z. Heller, Partner for McGavock Pike Partners, GP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Partner for McGavock Pike Partners, GP**, and as such **Partner** acknowledged the he is authorized to execute the foregoing instrument on behalf of **McGavock Pike Partners, GP,** the within named bargainor, and that he as such **Partner,** executed the foregoing instrument for the purpose therein contained, by signing the name **Daniel Z. Heller as Partner.**

WITNESS my hand and official seal at Nashville, Tennessee, this 19 **day of November, 2024.**

Ashley Salisbury
Notary Public

My Commission Expires: 3-3-2025

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

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **March Egerton, Partner for McGavock Pike Partners, GP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Partner for McGavock Pike Partners, GP**, and as such **Partner** acknowledged the he is authorized to execute the foregoing instrument on behalf of **McGavock Pike Partners, GP,** the within named bargainor, and that he as such **Partner,** executed the foregoing instrument for the purpose therein contained, by signing the name **March Egerton as Partner.**

WITNESS my hand and official seal at Nashville, Tennessee, this 19 **day of November, 2024.**

Ashley Salisbury
Notary Public

My Commission Expires: 3-3-2025

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

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 11/19/24.

AFFIANT SIGNATURE

11/22/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22 day of November, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 05-08-24

Notary's Seal:

