QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1217278 DEEDQC
12/17/2024 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hein Properties LLC **C/o Joshua Hein**	**New Owner**	**082 03 0 297.00**
1012 Pennock Avenue	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JOSHUA HEIN, A MARRIED MAN,*** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **HEIN PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 15, IN THE GEORGE W STEINBACK'S PLAN OF LOTS IN EAST NASHVILLE, BEING A SUBDIVISION OF LUCY H LINDSLEY TRACT, AS OF RECORD IN PLAT BOOK 161, PAGE 141, 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 JOSHUA HEIN, AN UNMARRIED MAN, BY QUITCLAIM DEED FROM HEIN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20230719-0055469, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***JOSHUA HEIN HAVING SINCE MARRIED CORRIN HEIN WHO JOINS IN THE EXECUTION TO CONVEY ANY INTEREST, SPECIFICALLY ANY HOMESTEAD, DOWER, OR OTHER MARITAL AND SPOUSAL INTEREST, SHE MAY HAVE IN THE SUBJECT PROPERTY.**

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1012 PENNOCK AVENUE, NASHVILLE, TN 37207.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the _____ day of December, 2024.

JOSHUA HEIN

CORRIN HEIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Hein and Corrin Hein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of December, 2024.

Notary Signature

My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **December 13, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

12/17/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025