Karen Johnson Davidson County
Batch # 1230072 DEEDQC
01/24/2025 01:46:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250124-0005725

This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Scott A. Heuerman 3504 Foxhall Road Nashville, TN 37215	**117-05-0-118.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SCOTT A. HEUERMAN and wife, EMILY E. HEUERMAN** (hereinafter "Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **SCOTT A. HEUERMAN** (hereinafter "Grantee"), his heirs, successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 36, 37, 38 and the northerly 15 feet of Lot No. 39 of Block "B" on the revised Plan of the Life & Casualty Insurance Company's subdivision of Woodmont Acres, as of record in Book 843, page 102, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to SCOTT A. HEUERMAN and wife, EMILY E. HEUERMAN, by deed from CHRISTOPHER P. MARCHETTI, and wife, GINA M. MARCHETTI, of record in Book 11215, page 66 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3504 Foxhall Road, Nashville, Davidson County, Tennessee 37215.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 18th day of JANUARY, 2025.

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTORS:

SCOTT A. HEUERMAN

EMILY E. HEUERMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **SCOTT A. HEUERMAN and EMILY E. HEUERMAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of January, 2025.

Notary Public

My Commission Expires: 05/05/2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 18 day of January, 2025.

NOTARY PUBLIC
My Commission Expires: 05/05/2025

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.