Karen Johnson Davidson County
Batch# 1242090 DEEDQC
02/28/2025 09:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250228-0014963

QUITCLAIM DEED

MAIL RECORDED DEED TO:

TAMARA A. MARSHALL
ZANCK, COEN, WRIGHT & SALADIN, P.C.
40 BRINK STREET
CRYSTAL LAKE, IL 60014

OWNER (SEND TAX BILLS TO):

LINDA HEISLER, TRUSTEE
JACK HEISLER, TRUSTEE
4807 STRONG ROAD
CRYSTAL LAKE, IL 60014

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK HEISLER, a married man, joined by his spouse, LINDA HEISLER (herein, "Grantor"), whose address is 4807 Strong Road, Crystal Lake, IL 60014, hereby bargains, sells, remises, releases, quit claims and conveys to LINDA HEISLER AND JACK HEISLER, TRUSTEES, or any successors in trust, under the JACK AND LINDA HEISLER LIVING TRUST dated July 30, 2024 and any amendments thereto (herein, "Grantee"), whose address is 4807 Strong Road, Crystal Lake, IL 60014, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 600 12th Ave. S. 528, Nashville, TN 37219

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 28th day of January, 2025

PIN NO: 093-13-0C-077.00-C0

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Jack Heisler

STATE OF ILLINOIS
COUNTY OF MCHENRY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jack Heisler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

TAMARA A. MARSHALL
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 12, 2025

GRANTOR:

Linda Heisler

STATE OF ILLINOIS
COUNTY OF MCHENRY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Linda Heisler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

TAMARA A. MARSHALL
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 12, 2025

OATH OF CONSIDERATION

STATE OF ILLINOIS
COUNTY OF MCHENRY

The actual consideration for this transfer is $0.00.

Grantee:

Jack and Linda Heisler Living Trust dated July 30, 2024

Linda Heisler

Linda Heisler, Trustee

Subscribed and sworn to under oath before me, this 28th day of January, 2025 by Linda Heisler, as Trustee of Jack and Linda Heisler Living Trust dated July 30, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/12/2025

TAMARA A. MARSHALL
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 12, 2025

Grantee:

Jack and Linda Heisler Living Trust dated July 30, 2024

Jack Heisler

Jack Heisler, Trustee

Subscribed and sworn to under oath before me, this 28th day of January, 2025 by Jack Heisler, as Trustee of Jack and Linda Heisler Living Trust dated July 30, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/12/2025

TAMARA A. MARSHALL
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 12, 2025

EXHIBIT A

[Legal Description]

Land in Davidson County, State of Tennessee, described as follows: Unit No. 528 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20200504-0046447, on May 4, 2020.

PIN NO: 093130C07700C0

STREET ADDRESS: 600 12th Ave. S. #528, Nashville, TN 37219

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Mikel Dorminy, 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 1/28/25 (date of document).

Mikel Dorminy
Affiant Signature

2/13/25
Date

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 13th day of February, *2025*.

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025