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

Karen Johnson Davidson County
Batch# 1284410 DEEDQC
06/13/2025 02:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250613-0046370

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The DRPH Trust 120 Lakeside Drive Goodlettsville, TN 37072	**011-15-0A-005.00**	**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, **R. SCOTT HEFLINGER and CRAIG ANNE HEFLINGER, as tenants in common** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **THE DRPH TRUST U/T/A DATED JUNE 3, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land 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 Building Site No. 5 on the Plan of Lakewood Farms as shown in plan prepared by Ragan-Smith & Associates, Inc., dated April 9, 1976, of record in Book 4860, page 102, Register's Office for said County, together with a one-eighth (1/8) undivided interest in the common elements applicable to each unit, said Building Site No. 5 is more particularly described as follows:

Beginning at the southwest corner of the herein described Building Site No. 5 and thence as follows: N 06° 47' E 203.3 ft. to a point; thence N 69° 27' E 170.9 ft. to a point; thence, N 275.0 ft. to a point; thence, N 53° 58' E 136.0 ft. to a point, being the most northerly point of the herein described Building Site No. 5; thence S 83° 31' E 442.8 ft. to a point; thence, S 85° 6' E 351.3 ft. to a point; thence, S 22° 9' E 234.0 ft. to a point; being the southeast corner of the herein described Building Site No. 5; thence, S 74° 44' W 1,215.1 ft. to the point of beginning, said line passing through control monument 6161.522, 2435.871 at a distance of 500.0 ft. from the southeast corner and at a point 715.1 ft. from the southwest corner. Containing 9.34 acres, more or less. All is fully shown of record in Book 4860, page 102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. SCOTT HEFLINGER, a one-half (1/2) undivided interest as tenant in common, and CRAIG ANNE HEFLINGER, a one-half (1/2) undivided interest as tenant in common, by deed from HAROLD W. HITT, Trustee, of record in Book 5274, Page 83 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 120 Lakeside Drive, Goodlettsville, Davidson County, Tennessee 37072.

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 3rd day of June, 2025.

GRANTORS:

R. SCOTT HEFLINGER

CRAIG ANNE HEFLINGER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **R. SCOTT HEFLINGER and CRAIG ANNE HEFLINGER**, 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 3rd day of June, 2025.

NOTARY PUBLIC

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2025.

NOTARY PUBLIC

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

NSH 3217092.2

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.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 June 3, 2025 (date of document).

Affiant Signature

6-12-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of June, 2025.

Notary's Signature

My Commission Expires: 11-2-26

