Karen Johnson
Batch # 1285063
06/17/2025 08 26 36 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250617-0047237

This transfer is exempt from the Tennessee real estate recording tax pursuant to T C A § 67-4-409(a)(3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 11th day of June, 2025

Notary Public

My Commission expires 11-2-26

Leslie Walsh
State of Tennessee Notary Public
Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P O Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Marion Jean Heydenrych, Trustee of the Heydenrych Family Trust 1834 Riverbend Lane Hermitage, TN 37076	**Marion Jean Heydenrych, Trustee of the Heydenrych Family Trust 1834 Riverbend Lane Hermitage, TN 37076**	**097-02-0A-689.00-CO**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Marion Jean Heydenrych, for and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Marion Jean Heydenrych, Trustee, and her successors in trust, of the Heydenrych Family Trust, its successors and assigns, her entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 689 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 7 of record in Plat at Instrument No. 20170426-0040821, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marion Jean Heydenrych by Quitclaim Deed from Godfried Johannes Heydenrych, dated December 20, 2024, and recorded January 14, 2025, by Instrument No. 20250114-0002838, Register's Office for Davidson County, Tennessee.

This is improved property known as 1834 Riverbirch Lane, Hermitage, Tennessee, 37076

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 11th day of June, 2025

Marion Jean Heydenrych

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Marion Jean Heydenrych, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained

Witness my hand, at office, this 11th day of June, 2025.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires: 11.2.26

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property