(1)

BOX 10-A

Quit Claim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0 -.

Affiant

Subscribed and sworn to before me this the 3rd day of July, 2025

Notary Public
My Commission Expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires

Karen Johnson
Batch # 1295361
07/09/2025 09 54 32 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250709-0053880

S INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
1715 Heiman Steet, LLC. 4900 Centennial Blvd Suite 300, PMB# 15 Nashville, Tennessee	NEW OWNER	081-15-00-419

KNOW ALL MEN BY THESE PRESENTS that **Leonard J. Gunn, as successor Trustee of the Revocable Living Trust Agreement of Emma Mae Gunn ("GRANTOR")**, 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/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **1715 Heiman Street, LLC, a Tennessee limited liability company ("GRANTEE")**, its successors and assigns, **GRANTOR'S** right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

See Exhibit A which is attached hereto and incorporated herein

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

M02025-790

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on the 3rd day of July, 2025

Leonard J. Gunn, sucessor Trustee
of the Revocable Living Trust Agreement
of Emma Mae Gunn UAD August 17, 2000
and as amended on April 14, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Leonard J. Gunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be sucessor Trustee of the Revocable Living Trust Agreement of Emma Mae Gunn the within named bargainor, a limited liability company and that he as such a sucessor Trustee, executed the foregoing instrument for the purpose therein contained by personally signing the name of the Trust.

Witness my hand, at office, this 3rd day of July, 2025.

Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 9 on the Plan of J.M. and T.J. Harding, of record in Book 21, page 81, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Emma Mae Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated Aug 17, 2000 by Quitclaim Deed from Emma O. Gunn, dated August 17, 2000 and recorded on August 18, 2000 of recorded in Instrument No. 20210421-0053124, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leonard Gunn, Jr. and Dorothy Gunn, husband and wife, as joint tenants with right of survivorship by Executors Quitclaim Deed from Leonard Gunn Jr., Executor of the Estate of Emma Mae Gunn, dated April 15, 2021 and recorded on April 21, 2021 of record as Instrument No. 20210421-0053124, in the Register's Office for Davidson County, Tennessee.

And now known as follows:

Being certain units located in Davidson County, Tennessee, being known and designated as Units 1715A and 1715B of 1715 HEIMAN STREET HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1715 HEIMAN STREET HOMES, a Horizontal Property Regime, of record in Instrument No. 20240405-0024194, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Emma Mae Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated Aug 17, 2000 by Quitclaim Deed from Emma O. Gunn, dated August 17, 2000 and recorded on August 18, 2000 of recorded in Instrument No. 20210421-0053124, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leonard Gunn, Jr. and Dorothy Gunn, husband and wife, as joint tenants with right of survivorship by Executors Quitclaim Deed from Leonard Gunn Jr., Executor of the Estate of Emma Mae Gunn, dated April 15, 2021 and recorded on April 21, 2021 of record as Instrument No. 20210421-0053124, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1715 Heiman Street, LLC by Quitclaim Deed from Leonard Gunn, Jr and Dorothy Gunn, husband and wife, dated April 1, 2024 and recorded on Apnl 5, 2024 of recorded in Instrument No. 20240405-0024193, in the Register's Office for Davidson County, Tennessee, dated