Karen Johnson Davidson County
Batch# 1319171 DEEDQC
09/08/2025 10:14:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250908-0071406

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark Heffernan & Katelynn Bundy 1080 Zophi St., Unit B Nashville, TN 37216	SAME	072-06-0-201.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 28th day of August, 2025, between **Mark Heffernan,** a resident of Davidson County, Tennessee ("Grantor"), and **Mark Heffernan and Katelynn Bundy**, residents of Davidson County, Tennessee, as tenants in common (collectively "Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1080B of TENEIGHTY ZOPHI STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TENEIGHTY ZOPHI STREET, a Horizontal Property Regime, of record in Instrument No. 20240813-0061068, 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 Mark Heffernan by Warranty Deed from Peak Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. _202509080071404_____, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Peak Development Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Charles Allen Bradley, Sr. and Anita McBride Bradley, husband and wife, of record in Instrument No. 20240417-0027374, in the Register's Office of Davidson County, Tennessee, dated April 15, 2024, and recorded on April 17, 2024.

Being a part of the same property conveyed to Charles Allen Bradley, Sr. and Anita McBride Bradley, husband and wife, by Warranty Deed from David M. Amonette and Gail Sullivan and Jerry Stephen Amonette, of record in Instrument No. 20190722-0071256, in the Register's Office of Davidson County, Tennessee, dated July 18, 2019, and recorded on July 22, 2019.

This is improved property known as: **1080 Zophi Street, Unit B, Nashville, TN 37216.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Mark Heffernan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Mark Heffernan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 28th day of August, 2025.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 28th day of August, 2025.

_____
Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 28, 2025.

September 8, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 8th day of September, 2025.

Notary Public: _____

My Commission Expires: 7.6.26

202509080071406