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

Karen Johnson Davidson County
Batch# 1329489 DEEDQC
10/02/2025 10:42:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251002-0078504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Mary Ann Heday Revocable Living Trust 631 River Rouge Drive Nashville, TN 37209	SAME	90-11/12

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 2nd day of October, 2025, between **Mary Ann Heday,** a resident of Davidson County, Tennessee ("Grantor"), and Mary Ann Heday, Trustee, or her successors in trust, under THE MARY ANN HEDAY REVOCABLE TRUST dated the 2nd day of October, 2025, and any amendments thereto ("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:

Being Lot No. 635 on the Plan of Charlotte Park, Section Nine, as of record in Book 2900, page 77, Register's Office for said County.

Said Lot No. 635 fronts 72 feet on the west side of River Rouge Drive and extends back between parallel lines, 240 feet to the surveyed base line on which it measures 72 feet, and continues to run back for another 40 feet, more or less, to the Cumberland River, measuring 73 feet, more or less, along the edge of the water.

Being the same property conveyed to Mary Ann Heday by deed from Laszlo Heday and wife, Mary Ann Heday, of record in Instrument No. 20080422-0041129, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions, easements and setback lines of record.

This is improved property known as: **631 River Rouge Drive, Nashville, Tennessee 37209.**

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.

Mary Ann Heday (L.S.)
Mary Ann Heday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Davidson County, Tennessee, this 2nd day of October, 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**.

Mary E. Arrington
Affiant/Grantee

Subscribed and sworn to before me this 2nd day of October, 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 October 2, 2025.

October 2, 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 2 day of October, 2025

Notary Public:

My Commission Expires: 7.6.26