Karen Johnson Davidson County
Batch# 1347780 DEEDQC
11/18/2025 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251118-0092012

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 18, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 28, 2028

New Owner Address:
McAleer Family Trust
47 Chestnut St.
Boston, MA 02108

Send Tax Bills To:
Same

Map-Parcel Number:
85 15 019.00

QUITCLAIM DEED

Annsley Heidtke McAleer (a/k/a Sara Heidtke McAleer), Trustee of the Lyman O. Heidtke Revocable Living Trust, dated November 26, 2022 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **McAleer Family Trust**, dated October 21, 2025 ("Grantee"), a revocable trust established by Robert Charles McAleer and Annsley Heidtke McAleer, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 14, 2025**.

Annsley H. Mc

Annsley Heidtke McAleer (a/k/a Sara Heidtke McAleer), Trustee of the Lyman O. Heidtke Revocable Living Trust, dated November 26, 2022

STATE OF MA)
COUNTY OF Suffolk)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Annsley Heidtke McAleer (aka Sara Heidtke McAleer), Trustee of the Lyman O. Heidtke Revocable Living Trust, dated November 26, 2022**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 14, 2025.

Notary Public

My Commission Expires: 11/17/2028

CATERIN M HODJIKJ VALIENTE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2028

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee. Beginning in the center of Lebanon Road at a point 10 feet west of the southwest corner of the Southern Investment Company tract, now owned by Harold Edwin Stanford; thence, South 39 degrees West, 167 feet to the northeast corner of the McFayden's Tract, now owned by Perry Peek; thence, with the Peek east line, South 45 ½ degrees East, 600 feet to the center of the Lebanon Road; thence, with the center of the Lebanon Road in a northeasterly direction, 200 feet to the beginning, containing 2.52 acres, more or less.

Being the same property conveyed to Lyman O. Heidtke, Trustee of the Lyman O. Heidtke Revocable Living Trust, dated November 26, 2022, from Lyman O. Heidtke, unmarried, by deed of record in Instrument No. 20220829-0096991, Register's Office for Davidson County, Tennessee. Lyman O. Hyman having died on December 15, 2024, and Annsley Heidtke McAleer (a/k/a Sara Heidtke McAleer) having succeeded to the trusteeship of the Lyman O. Heidtke Revocable Living Trust, dated November 26, 2022.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3012 Lebanon Pike, Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 November 14, 2025.

Affiant Signature

11/18/2025

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 18, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028