Karen Johnson Davidson County
Batch# 1372952 DEEDQC
01/23/2026 10:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260123-0005819

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 111461TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **FRANCIS A. HEINRICH** and **PATSI-ANN HEINRICH f/k/a PATSI-ANN BOVA**, married to each other for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **FRANCIS A. HEINRICH** and **PATSI-ANN HEINRICH**, married to each other, as tenants by the entireties, whose address is 5420 Drye Run Road, Joelton, TN 37080, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY ISLAND SURVEY & ENGINEERING DATED 12/07/03:

BEGINNING AT A EXISTING IRON PIN IN THE NORTHERLY MARGIN OF COOPERTOWN ROAD, SAID PIN BEING THE MOST SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND A COMMON CORNER TO PETER J. MEADOWS IN (DB 5334, PAGE 839 RODCT); THENCE WITH SAID MARGIN N 81 DEG. 36' 07" W, 296.96' TO A POINT; THENCE WITH A CURVE TO THE RIGHT (I= 90 DEG. 00' 00", R = 25' L = 39.27' * I CB-N 36 DEG. 36' 07"W), 35.36' TO A POINT IN THE MARGIN OF A 50' INGRESS & EGRESS EASEMENT; N 08 DEG. 23' 53"E, 508.00' TO A POINT; THENCE WITH A CURVE TO THE RIGHT I = 10 DEG. 12'40", R = 840' L=149.70' & CB=N 13 DEG. 31'32"E) 149.51' TO A EXISTING IRON PIN; THENCE S 71 DEG. 23'40"E, 498.94' TO A EXISTING IRON PIN; THENCE S 07 DEG.

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04'05"W, 49.16' TO A EXISTING IRON PIN; THENCE N 83 DEG. 20'38"W, 200.00' TO A EXISTING IRON PIN; THENCE S 06 DEG. 39'22"W, 538.50' TO THE POINT OF BEGINNING CONTAINING 5.011 ACRES MORE OR LESS.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 004-00-0-191-00
Street address of property: 5420 Drye Run Road, Joelton, TN 37080
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20161227-0135061 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Francis A. Heinrich and Patsi-Ann Heinrich, 5420 Drye Run Road, Joelton, TN 37080 - New Owner

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202601230005819

Signed this 14 day of January, 2026

Signature(s) of Grantor(s):

Francis A. Heinrich

Patsi-Ann Heinrich
f/k/a Patsi-Ann Bova

STATE OF Florida, COUNTY OF Orange, SS:

BE IT REMEMBERED That on this 14 day of January, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Francis A. Heinrich** and **Patsi-Ann Heinrich f/k/a Patsi-Ann Bova**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public Suzanne Santamaria

Notary Public State of Florida
Suzanne Santamaria
My Commission HH 456177
Expires 10/19/2027

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

We, Francis A. Heinrich and Patsi-Ann Heinrich, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/10 ($0.00).

Signed this 14 day of January, 2024,

Signatures of Affiant(s):

Francis A. Heinrich

Patsi-Ann Heinrich

Sworn and subscribed before me this 14 day of January, 2024.

Notary Public

Suzanne Santamaria

Notary Public State of Florida
Suzanne Santamaria
My Commission HH 456177
Expires 10/19/2027

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Tennessee Certification of Electronic Document

I, Kimberlee Hotchkiss, 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 1-14-26 (date of document).

Affiant Signature

1-22-26
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 22 day of January, 2026.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL