THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

Karen Johnson
Batch # 1389240
03/06/2026 09:21:22 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260306-0018007

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration or value for this transfer, whichever is greater is $0.

Elizabeth A. Heaney
Grantor

Sworn to and subscribed by me, this 3 day of March, 2026.

Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Elizabeth A. Heaney, Trustee 819 Nanearle Pl. Nashville, TN 37220	Same	160.02 020.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ELIZABETH A. HEANEY, a single person, (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto ELIZABETH A. HEANEY, TRUSTEE OF THE ELIZABETH A. HEANEY 2012 TRUST U/A DATED February 23, 2012 (hereinafter "Grantee"), its successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS MY HAND this 3 day of March, 2026.

Elizabeth A. Heaney
ELIZABETH A. HEANEY, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, ELIZABETH A. HEANEY, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3 day of March, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

"Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Nanearle Acres, as of record in Book 1424, page 77, Register's Office for Davidson County, Tennessee.
Said Lot No. 7 fronts 140 feet on the southerly side of Nanearle Drive and extends back between parallel lines 370 feet to a dead line.

"Being the same property conveyed to Joseph D. Obucina, Jr. and wife, Helen Ryan Obucina, by deed from Ira J. Estes, Jr. and wife, of record in Book 3437, page 513, Register's Office for Davidson County, Tennessee."

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

Being further the same property conveyed to William Heaney and wife, Elizabeth Heaney, by deed from Joseph D. Obucina, Jr. and wife, Helen Ryan Obucina, dated November 28, 1969 of record in Book 4384, page 334, Register's Office for Davidson County, Tennessee

Elizabeth Heaney and Elizabeth A. Heaney are the same person. William Heaney died on February 2, 2026.

This is improved property, known as 819 Nanearle Place, Nashville, Tennessee, 37220.