Karen Johnson Davidson County
Batch# 1409940 DEEDQC
04/22/2026 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260422-0033467

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17nd DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
803 21st Ave N LLC	NEW OWNER	09207014500
6517 Cascada Drive Austin, Texas 78750	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22nd day of April, 2026, the undersigned, **CHRISTOPHER RYAN HETZNER,** an Unmarried Person (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim **803 21ST AVE N LLC,** a limited liability company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **803 21ST AVENUE NORTH, NASHVILLE, TENNESSEE 37208**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J.B Davis Subdivision of record in Plat Book 57, Page 96, and in Book 161, page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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Included in the above description but specifically excluded there from is that portion of said property lying 50 feet Easterly from the centerline of the railroad as set forth in the deed from the Tennessee Central Railway Company to the Illinois Central Railroad Company, of record in Book 4319, page 138, Register's Office for Davidson County, Tennessee.

Said property being more particularly described as follows:

Said part of Lot No. 2 fronts 33-1/2 feet on the Westerly side of 21st Avenue North, formerly Tweed Street, and runs back between parallel lines 100 feet, more or less, to a dead line, measuring 33-1/2 feet thereon.

Being the same property conveyed to Christopher Ryan Hetzner, an unmarried man, by Warranty Deed dated August 17, 2018, from Grant Ventures, LLC, a Tennessee limited liability company, and recorded on December 1, 2021, as Instrument No. 20180821-00829-968, in said Register's Office.

This improved property more commonly known as 803 21st Avenue North, Nashville, Tennessee 37208.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of April, 2026.

GRANTOR: CHRISTOPHER RYAN HETZNER

SIGNER: Christopher Ryan Hetzner

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STATE OF TEXAS)
COUNTY OF Travis)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Christopher Ryan Hetzner,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 22nd day of April, 2026.

Kitty Cox
Notary Public

12-19-29
My Commission Expires

KITTY COX
Notary Public, State of Texas
Comm. Expires 12-19-2029
Notary ID 135539612

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 April 22, 2026

Affiant Signature

4/22/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

