BILL GARRETT, Davidson County
Trans:T20150004737 DEEDQC
Recvd: 01/20/15 14:30 2 pgs
Fees:12.00 Taxes:0.00

20150120-0005572

After Recording Return To:
Costner Law Office PLLC
725 Cool Springs Blvd #600
Franklin, TN 37064

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map: 104-01-0 B
Parcel: 032.00 CO

QUIT CLAIM DEED

[this deed is being executed to update name and add parent to title]

New Owner/ Property Being Conveyed
Brittany E. Ramans
Edward S. Ramans
347 Normandy Circle
Nashville, TN 27209

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 6th day of January, 2015, between BRITTANY E. RAMANS, also known as Brittany Ramans, *an unmarried woman, (marital status omitted in prior vesting deed)* residing at 347 Normandy Circle, Nashville, TN 27209 hereinafter referred to as "**Party of the First Part**" and BRITTANY E. RAMANS, an unmarried woman and her father, EDWARD S. RAMANS, a married man, as tenants in common, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING UNIT NO. 347 ON LOT NO. 39 OF THE NORMANDY PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR NORMANDY PLACE CONDOMINIUMS OF RECORD UNDER INSTRUMENT NO. 20020214-0019862 AND AS AMENDED UNDER INSTRUMENT NO. 20020523-0063131, INSTRUMENT 20101004-0079010 AND INSTRUMENT 20120628-0056775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF NORMANDY PLACE CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "A" TO THE AMENDMENT TO MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20020523-

0063131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO BRITTANY RAMANS BY WARRANTY DEED FROM AARON D. SUNDSTROM, MARRIED, RECORDED 07/02/2013 AS DOCUMENT NUMBER 20130702-0068027 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 347 Normandy Circle, Nashville, TN 27209
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Brittany E Ramans
BRITTANY E. RAMANS
also known as Brittany Ramans

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 6th day of January, 2015, before me personally appeared BRITTANY E. RAMANS, also known as Brittany Ramans to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/24/2018

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.00.

Brittany E Ramans
BRITTANY E. RAMANS
also known as Brittany Ramans

Subscribed and sworn to before me this 6th day of January, 2015.

NOTARY PUBLIC

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/24/2018

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.