BILL GARRETT, Davidson County
Trans:T20170018191 DEEDQC
Recvd: 03/02/17 12:31 2 pgs
Fees:12.00 Taxes:0.00

20170302-0020807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY WITHOUT BENEFIT OF A TITLE SEARCH

LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Buenaventura Ramirez Ozment and Elliott Ozment, joint tenants with rights of survivorship	NEW OWNER	**120-05-205.00**
(NAME) 1214 Murfreesboro Pike	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00.), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIZABETH BUENAVENTURA RAMIREZ OZMENT AND ELLIOTT OZMENT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH BUENAVENTURA RAMIREZ OZMENT AND ELLIOTT OZMENT, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee, and being Lot No. 2 on the plan of Stardust Commercial Park, Section One, a Resubdivision of Lot No. 2 and Reserved Parcel No. 2 as of record at Book 5190, page 76; and, together with the rights and/or grants of rights contained in three easements as of record at Book 5260, page 929, Book 5260, page 933, and Book 5260, page 943, all of record at the Register's Office for said County, and to all of which reference is hereby made and the same incorporated herein for a complete description of said lot and the grants contained in said easements and running with the land and for the use and benefit of said Lot No. 2.

Being the same property conveyed to Harry Elliott Ozment and wife, Elizabeth Ozment in equal shares, as tenants in common without rights of survivorship by Warranty Deed from David A. Fleming and wife, Janice S. Fleming, dated June 21, 2005 of record by Instrument No. 20050622-0071343. Being the same property purportedly conveyed to Elliott Ozment by Quitclaim Deed from Elizabeth Buenaventura Ramirez Ozment, recorded on November 23, 2009 of record by Instrument No. 20091123-0107706. This Deed being recorded to correct the vesting as desired by the parties.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved X unimproved property, known as 1214 Murfreesboro Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness this 13 day of February 2017

Elliott Ozment

Elizabeth Buenaventura Ramirez Ozment

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Elliott Ozment and Elizabeth Buenaventura Ramirez Ozment, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes herein contained as their own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 13 day of February, 2017.

Commission expires: 08/20/2019

Notary Public

JAIME GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY