Karen Johnson Davidson County
Batch# 212356 DEEDQC
04/01/2019 12:45:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190401-0029183

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY:<br>**Signature Title Services, LLC**<br>**1517 Hunt Club Blvd., Ste 200**<br>**Gallatin, TN 37066**<br><br>THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.<br>THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE. | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BE ME, THIS 22 DAY OF March, 2019<br><br>Laura Medico<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: 3-8-21 |

LAURA MEDICO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**Address of New Owner:**
Sheila Romans
Jason Romans
3204 Cedar Ridge Rd
Nashville, TN 37214

**Send Tax Bill To:**
New Owner

**Map/Parcel Numbers:**
108-08-0-039.00

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sheila Romans, a married woman,** herein called "GRANTOR", by these presents, does hereby quitclaim and convey unto **Sheila Romans and Jason Romans, wife and husband** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 197A OF ZONE LOT DIVISION OF LOT NO. 196 AND 197, SECTION 2, LARCHWOOD SUBDIVISION OF RECORD IN PLAT BOOK 5800, PAGE 258, AMENDING PLAT BOOK 5200, PAGE 207 AND 208, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHEILA LANE, SINGLE WOMAN BY WARRANTY DEED FROM JENNIFER LAVELY, UNMARRIED, DATED MAY 10, 2013 AND RECORDED MAY 28, 2013, OF RECORD IN INSTRUMENT NO 20130528-0053320, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SHEILA LANE HAS SINCE MARRIED JASON ROMANS AND IS NOW KNOWN AS SHEILA ROMANS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 3204 Cedar Ridge Rd., Nashville, TN 37214

WITNESS our hands this 03 day of 22, 2019.

Sheila Romans

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sheila Romans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

LAURA MEDICO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 22 day of March, 2019

Laura Medico

Notary Public

My commission expires: 3-8-21