Karen Johnson Davidson County
Batch# 264415 DEEDQC
07/31/2019 10:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190731-0075349

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

**Record and Return to:**
Stewart
500 North Broadway, Suite 900
St. Louis, MO 63102

Order Number: BACREF19161017

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Eric J. Ramon, a married man, who acquired tile as a single person,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Eric J. Ramon and Shannon Hurt, husband and wife, as joint tenants with rights of survivorship,** whose address is 1873 Brookmeadow Lane, Hermitage, TN 37076, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being lot no. 188, on the plan of Truxton Park, section 2, of record in instrument no. 20010515-0049898, register's office for said county, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to James D. Harris and wife, Emily Harris by deed from Christopher S. Beasley, unmarried, dated June 30, 2005, recorded July 6, 2005, of record in Book 20050706-0077342, Page , Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 064160D06900CO
**Street address of property: 1873 Brookmeadow Lane, Hermitage, TN 37076**
**Prior Instrument Reference by which Grantor(s) acquired title: as Instrument 20110729-0058247** in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Eric J. Ramon and Shannon Hurt, 1873 Brookmeadow Lane, Hermitage, TN 37076

Signed this 23 day of July, 2019.

Signature of Grantor (1 of 2):

Eric J Ramon

**Eric J. Ramon**

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 23 day of July, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Eric J. Ramon**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Property Address: 1873 Brookmeadow Lane, Hermitage, TN 37076
Tax Parcel: 064160D06900CO

Oath of Consideration

I or we, Eric J. Ramon, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00 .

Signed this 23 day of July, 2019.

Signatures of Affiant(s):

Eric J Ramon

Sworn and subscribed before me this 23 day of July, 2019

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

# EXHIBIT "A"
# LEGAL DESCRIPTION

File No.: BACREF19161017

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 188, ON THE PLAN OF TRUXTON PARK, SECTION 2, OF RECORD IN INSTRUMENT NO. 20010515-0049898, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to James D. Harris and wife, Emily Harris by deed from Christopher S. Beasley, unmarried, dated June 30, 2005, recorded July 6, 2005, of record in Book 20050706-0077342, Page , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Eric J. Ramon, a single person by Warranty Deed from James D. Harris and Emily Harris, dated July 28, 2011, recorded on July 29, 2011 as Instrument 20110729-0058247.

APN: 064160D06900CO

Commonly known as: 1873 Brookmeadow Lane, Hermitage, TN 37076-1393

# True Copy Certification

I, CHERI HACKETHAL, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for the County and State, CHERI HACKETHAL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2023
Notary Seal (if on pager)

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573