Karen Johnson Davidson County
Batch# 399263 DEEDQC
05/12/2020 01:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200512-0049201

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Brittany Ramans Ed Ramans 306 A Polk Avenue Nashville, TN 37210	New Owners	072-13-0-T-002.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brittany Ramans, a single woman,** by these presents does hereby quitclaim and convey unto **Brittnay Ramans, a single woman and Ed Ramans, a married man, as joint tenants with right of survivorship,** their heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 915 A & B McClurkan, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160630-0066861, as corrected in Instrument No. 20160707-0069503 and Instrument No. 20170119-0005929, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to DAC Homebuilders, LLC, a Tennessee Limited Liability Company by Warranty deed from Erika Pinder of record in Instrument No. 20160504-0043957 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 4, 2016.

Being a portion of the same property conveyed to Brittany Ramans, a single woman by Warranty deed from DAC Homebuilders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170222-0017889 Register's Office for Davidson County, Tennessee, February 17, 2017 and recorded on February 22, 2017.

Being also known as 915 B McClurkan Avenue, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
1st day of May, 2020.

Affiant

My commission expires:
(Affix Seal)
5-2-22

Notary Public

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of May, 2020.

Brittany Ramans

Brittany Ramans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brittany Ramans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 1st day of May, 2020.

J. Brandon Miller

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05.02.2022

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022