Karen Johnson Davidson County
Batch# 414949 DEEDQC
06/15/2020 01:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200615-0061178

QUITCLAIM DEED

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

Kailee Marie Ramaekers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF MAY, 2020.

Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 5, 2021

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Kailee Marie Ramaekers, a single woman		092 13 0D 001.00
(Name) 3312 A Elkins Avenue Nashville, TN 37209	New owner	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, JoAnn Ramaekers, a married woman, hereinafter referred to as Grantor(s), hereby quitclaim to Kailee Marie Ramaekers, a single woman his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Unit No. A. of 3312 Elkins Avenue Condominium created under Title 66, Sections 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20061004-0122960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made the plat of 3312 Elkins Avenue Condominium, of record as Instrument No. 20061004-0122960, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kailee Marie Ramaekers, a single woman and Joann Ramaekers, a married woman by Warranty Deed from Jane-Coleman Cotton, married, recorded May 2, 2019 of record in, Instrument No.20190502-0040971, in said Register's Office for Davidson County Tennessee,

Also being known as 3312 A Elkins Avenue, Nashville, TN 37209

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said JoAnn Ramaekers, has hereunto set his/her/their signature, on this, the 28 of May, 2020.

JoAnn Ramaekers

STATE OF ~~TENNESSEE~~ New York

COUNTY OF Erie

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named JoAnn Ramaekers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

SHERI A. AGATE
No. 01AG4934765
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 20, 2022

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee

Before me, _____ and
state, personally appeared _____ who I
am personally acquainted, and who acknowle true
and correct and whose signature I have witnes

Notary's Signature

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY