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ADDRESS NEW OWNER:
Thomas Romanoff
613 Claridge Drive
Nashville, TN 37214

SEND TAX BILL TO:
New owner

Map-Parcel No.
107 08 0 010.00

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This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
FROM INFORMATION BY OTHERS

QUIT CLAIM DEED

For and in consideration of the sum of $10.00, cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Andrew Baumann, the Grantor, have bargained and sold, and by these presents, and do hereby quitclaim and convey unto Thomas Romanoff, his successors and assigns, all right, title and interest in and to the following parcel of land located at 613 Claridge Drive, Nashville, Tennessee 37214 and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Larkwood Subdivision, of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Stephen A. Brandon, by Quitclaim Deed from Steve Brandon and Wendell Cooper, of record in Book 9261, Page 501, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Eleanor C. Romanoff and Catherine L. Baumann, by Warranty Deed dated September 1, 1999, from Steve Brandon, of record in Book 11645, Pages 459-460, Register's Office for Davidson County, Tennessee.

BEING the same property convey to Thomas Romanoff and Andrew Baumann by Court Order signed by the Honorable Randy Kennedy dated December 13, 2019 and recorded on June 4, 2020, Document Number 20200604-0057386, Register's Office for Davidson County, Tennessee.

The conveyance is subject to any and all existing easements and restrictions of record.

Witness my hand this 19th day of June, 2020

ANDREW BAUMANN

Karen Johnson Davidson County
Batch# 427258 DEEDQC
06/26/2020 03:12:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200626-0069612

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Anna Whaley, a Notary Public in and for said County and State, the within named **ANDREW BAUMANN**, the grantor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she voluntarily executed this instrument for the purposes therein contained.

Witness my hand and official seal at 211 Donelson Pike # 214 Nashville, TN 37214, this 19th day of June, 2020

Anna M. Whaley
NOTARY PUBLIC

ANNA M. WHALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

My Commission Expires: November 8, 2022

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration is $10.00

BARGAINOR

Subscribed and sworn to me this 19th day of June, 2020

Anna M. Whaley
NOTARY PUBLIC

ANNA M. WHALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

My Commission Expires: November 8, 2022

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECTUVE ORDER 26 BY TENNESSEE GOVERNOR BILL LEE