Karen Johnson Davidson County
Batch# 607593 DEEDQC
04/06/2021 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210406-0044994

**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 Elizabeth Ramans<br>Edward S. Ramans<br>306A Polk Ave<br>Nashville, TN 37210 | New Owner | 071-08-256.00 |

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 by these presents **Woodford Construction, LLC** does hereby quitclaim and convey unto **Brittany Elizabeth Ramans, unmarried, and Edward S. Ramans, married, both as tenants in common** their heirs, successors and assigns, its rights, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Section One, Joywood Heights of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee (as erroneously stated in Deeds of record in Instrument Number 20031219-0180952, 20060927-0119469, Book 9551,page 133; Book 8493, page 690; and Book 7463, page 153, Register's Office for Davidson County, Tennessee), to which plan reference is hereby made for a more complete description of said lot.**

**Included in the above conveyance, but expressly EXCLUDED from this conveyance is that property conveyed to the Metropolitan Government of Nashville and Davidson County, of record in Book 8493, page 690, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Equity Trust Company , Custodian FBO Edward W. Meek, IRA by deed from James R. Criswell and wife, Kathy A. Criswell, on February 2, 2018, of record in Instrument Number 20180206—0011823, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Woodford Construction, LLC by Warranty deed from Equity Trust Company , Custodian FBO Edward W. Meek, IRA of record in Instrument No. 20181106-0109790 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on November 6, 2018.**

**Being also known as 627 East Trinity Lane, Nashville, TN 37207.**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 1 day of April 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1 day of April, 2021.

**Woodford Construction, LLC, a Tennessee Limited Liability Company**

**By:** _____
**Michael Bouldin, Authorized Member**

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 Michael Bouldin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Woodford Construction, LLC, a Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1 day of April, 2021.

_____
Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

# 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