THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 758032 **DEEDQC** 11/19/2021 09:40:45 AM 3 pgs Fees: $17.00 Taxes: $0.00 20211119-0154050 This Quitclaim Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 **JON DOHOTARIU, AFFIANT** Subscribed and sworn to before me, this 12th day of November 2021. **Notary Public** My Commission Expires: 02-01-23

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jon Dohotariu, Trustee 6102 Freemantle Ct Mt. Juliet, TN 37122	New Owner	Parcel ID: 11707004500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JON DOHOTARIU** and **ANGELICA DOHOTARIU**, husband and wife (collectively as "Grantor"), do hereby quitclaim, transfer and convey unto **JON DOHOTARIU,** Trustee of the Dohotariu Joint Revocable Trust, created November 12, 2021, its successor and assigns, all my right, title and interest in certain real property in **Davidson County, Tennessee** known as **2005 Lombardy Avenue, Nashville, TN 37215**, fully and particularly described as follows:

Beginning at an iron rod set, in the southerly right-of-way line of Lombardy Avenue, 50 feet in width, at a corner common with Steven B. & Claire C. Slone, as of record in Instrument Number 20020228-0025649, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 651,334.37; Easting: 1,730,190.42; on the State Plane Coordinate System NAD-83;

Thence with the southerly right-of-way line of Lombardy Avenue, with a curve to the left, along an arc length of 100.00 feet, the central angle of which is 08 deg 10 min 24 sec, the radius of which is 701.00 feet, the chord of which is South 48 deg 43 min 23 sec East, 99.91 feet, to an existing iron pipe, at a corner common with the property of James & Emily R. Bowden, as of record in Instrument Number 20051123-0141976, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Lombardy Avenue, with the westerly property line of James & Emily R. Bowden, South 36 deg 10 min 37 sec West, 202.68 feet to an existing iron pipe, in the northerly property line of Russell A. Hoffman, Jr. & Karla S. Bartholomew, as of record in Instrument Number 20011228-0143745, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Russell A. Hoffman, Jr. & Karla S. Bartholomew, North 52 deg 45 min 15 sec West 99.06 feet to an existing iron rod, in the northerly property line of Michael Noles, as of record in Instrument Number 20051202-0145403, at the Register's Office for Davidson County, Tennessee, and at a corner common with the property of Steven B. & Claire C. Slone;

Thence with the easterly property line of Steven B. & Claire C. Slone, North 36 deg 02 min 51 sec East, 209.72 feet to the point of beginning. Containing 20,352 square feet or 0.467 acres more or less.

Being the same property conveyed to Jon Dohotariu and Angelica Dohotariu, husband and wife, by Warranty Deed from Kitty Reuther, as Executrix for the Estate of Mary Elizabeth Corwin, of record in Instrument Number 20090929-0090379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 2005 Lombardy Avenue, Nashville, TN 37215.

This property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 12th day of November 2021.

JON DOHOTARIU, GRANTOR

ANGELICA DOHOTARIU, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Ann Clegg, Notary Public of the state and county aforesaid, **JON DOHOTARIU**, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 12th day of November 2021.

NOTARY PUBLIC

My Commission Expires: 02-01-23

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Ann Clegg, Notary Public of the state and county aforesaid, **ANGELICA DOHOTARIU**, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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NOTARY PUBLIC

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