THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 Karen Johnson Davidson County Batch# 766490 DEEDQC 12/03/2021 08:55:13 AM 3 pgs Fees: $17.00 Taxes: $0.00 20211203-0160296 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 30th day of November, 2021. **Notary Public** 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: 107 06 0 012.00

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, I, **JON DOHOTARIU**, ("Grantor") do hereby quitclaim, transfer and convey unto **JON DOHOTARIU,** Trustee of the Dohotariu Joint Revocable Trust, created November 12, 2021, its successors and assigns, all my right, title and one-half (1/2) interest in certain real property in **Davidson County, Tennessee** known as **2004-2008 Dabbs Avenue, Tennessee 32717**, fully and particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being Lots 235, 236, 237, and 238, as shown on the Plan of Bel Air Section 2, as of record in Book 2900, Pages 29-32, Register's Office for Davidson County, Tennessee, and more particularly described by survey of Barry Greer, dated October 4, 1977, as follows:

Beginning at an iron pin set at the intersection of the eastern R.O.W. of Dabbs Avenue and the northern boundary of the property conveyed to Hitt

and Finkelstein by deed of record in Book 4098, Page 880, Register's Office for Davidson County, Tennessee, and proceeding as follows: With said R.O.W. north 07 deg. 24' west 152.00 feet to an iron pin; thence, with a curve to the right having a radius of 974.1 feet a distance of 138.00 feet to an iron pin; thence, leaving said R.O.W. and with the southern line of Lot 239, south 86 deg. 54' east, 155.0 feet to an iron pin in the western R.O.W. of Briley Parkway; thence with said R.O.W. in a southerly direction with a curve to the left, having a radius of 2110.00 feet a distance of 271.30 feet to a concrete monument; thence north 74 deg. 30' east, 19.64 feet to a concrete monument; thence, in a southerly direction with a curve to the left, having a radius of 2090.00 feet a distance of 23.38 feet to an iron pin in said line of Hitt and Finkelstein; thence south 89 deg. 25' west 203.38 feet to the beginning and containing 1.16 acres, more or less.

Being the same property conveyed to Jon Dohotariu and Vasile Dohotariu by Warranty Deed from Richard Landman of record in Instrument No. 20030627-0089529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2021 which have been prorated and assumed by the Grantee; any and all matters appearing on the Plan of record in Plat Book 2900, Pages 29 to 32; Restrictive covenants of record in Book 2959, Page 215, Book 2964, Page 1, Book 3096, Page 485, Book 3674, Page 414; Management Agreement of record in Instrument No. 20030618-0083867; Memorandum of Lease of record in Book 11374, Page 474; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2004-2008 Dabbs Avenue, Nashville, Tennessee 32717.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the _____ day of November, 2021.

JON 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 30th day of November 2021.

Jessica Ann Clegg
NOTARY PUBLIC

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

My Commission Expires: 02-01-2023