Karen Johnson Davidson County
Batch# 830631 DEEDQC
03/29/2022 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220329-0036309

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Jolene E. Ramirez
AFFIANT

Subscribed and sworn to before me on this day, March 18, 2022.

Andrew J. Bellm
Notary Public

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/23

New Owner Address:
Jolene Elizabeth Ramirez, Trustee
917 C 30th Ave. N.
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number
092 06 0 151.00

QUITCLAIM DEED

Jolene E. Ramirez, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Jolene Elizabeth Ramirez, Trustee of Jolene Elizabeth Ramirez Revocable Living Trust, dated March 18, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

871708 1/2011927

WITNESS my hand on this day, March 18, 2022.

Jolene E. Ramirez

Jolene E. Ramirez

STATE OF MINNESOTA)
COUNTY OF DAKOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jolene E. Ramirez** 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 as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 18, 2022.

Andrew J. Bellm

Notary Public

My Commission Expires: 7/3/23

Notary's Seal

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

871708.1/2011927

202203290036309

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 in Block No. 15 on the Plan of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts twenty-five (25) feet on the west side of 30th Avenue, North, formerly Garnet Street and extends back between parallel lines one hundred and fifty (150) feet to an alley on which said lot shows twenty-five (25) feet.

Being the same property conveyed to Jolene E. Ramirez, unmarried, by Warranty Deed from Phillip E. Taylor, single, of record as Instrument No. 20200130-0011142, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 917 C 30th Ave. N. Nashville, Tennessee 37209.

True Copy Certification

I, Andrew J. Bellm, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 18, 2022.

Affiant Signature

Date: March 21, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, March 21, 2022.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

871708.1/2011927