Karen Johnson Davidson County
Batch# 854901 DEEDQC
05/13/2022 09:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220513-0055202

# QUITCLAIM DEED

**THIS INSTRUMENT PREPARED BY:**
**Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215**
**(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)**

| | |
|---|---|
| STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.<br><br>Ernest O. Bennett III<br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of ~~December 2021~~ May, 2022.<br><br>Mary Gail Porter<br>NOTARY PUBLIC<br><br>COMMISSION EXPIRES: 1/10/23<br><br>MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023<br>(AFFIX SEAL) | (Blank for Register's Office Endorsement Stamp) |

| Name and Address of New Owner | Name and Address of Persons or of Entity Responsible for Payment of Property Taxes | Map – Parcel Number(s) |
|---|---|---|
| Janine Ramirez, Trustee<br>35-47 172nd Street Apt. E-3<br>Flushing, NY 11358 | Citibank, N. A.<br>1000 Technology Drive<br>O'Fallon, MO 63368 | 029-00-0-89 |

**KNOW ALL MEN BY THESE PRESENTS** that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JANINE RAMIREZ, an unmarried woman** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **JANINE RAMIREZ and her successors and assigns as TRUSTEE of THE JANINE RAMIREZ REVOCABLE TRUST DATED MARCH 19, 2021** (hereinafter "Grantee"), and her successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Beginning at a set iron pin in the Northern right-of-way of Happy Hollow Lane, being the southwest corner of this herein described parcel of land; thence leaving said right-of-way N 05°24'46" W, 43.28' to an iron pin found; thence N 70°33'33" W 17.39' to a set iron pin; thence N 25°46'18" E, 59.21' to a set iron pin; thence S 66°08'18" E 121.62' to a found iron pin with cap lying in a creek; thence S 32°42'33" W, 98.20' to a set iron pin in the Northern right-of-way of Happy Hollow Lane; thence with said right-of-way N 64°57'27" W, 70.00' to the Point of beginning, containing 10,052.74 square feet, 0.23 acres.

Being the same property conveyed to Janine Ramirez by Warranty Deed from Asset Management, LLC, recorded in Instrument No. 20181030-0107450, Register's Office for Davidson County, Tennessee

**This is improved property known as: 5849 Happy Hollow Lane, Joelton, TN 37080**

This conveyance is expressly subject to the Deed of Trust of record in Instrument No. 20181030-0107451 in said Register's Office.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 18th March 2022 day of ~~December, 2021~~.

Janine Ramirez

**Janine Ramirez**, Grantor

STATE OF NEW YORK )
COUNTY OF Queens )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janine Ramirez**, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 18th day of ~~December, 2021.~~ March 2022

Commission Expires: 10-10-2025

Notary Public

YI LUO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LU6365477
Qualified in Nassau County
Commission Expires October 10, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 18th day of March, 2022.

May 5, 2022

Ernest D. Bennett, III, Affiant Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 5th day of May, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023