Karen Johnson Davidson County
Batch# 896988 DEEDQC
08/01/2022 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220801-0087313

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.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael Avery Papuchis, Lauren Harness Papuchis, Christina Papuchis Ramenofsky and Robert Jacob Ramenofsky 5036 Chaffin Drive Nashville, TN 37221	New owner(s)	141-06-0D-113-00

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, **Lauren E. Harness NKA Lauren Harness Papuchis, wife and Michael A. Papuchis, husband,** by these presents do hereby quitclaim and convey unto, **Michael Avery Papuchis and Lauren Harness Papuchis, husband and wife, as to a 50% interest, and Christina Papuchis Ramenofsky and Robert Jacob Ramenofsky, wife and husband, as to a 50% interest; as tenants-in-common,** their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of the Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rummon Ibn Azad, by Quitclaim Deed from Mohammad Bodruzzaman and wife, Selina Bodruzzaman, dated July 31, 2018 and recorded on August 3, 2018, of record in Instrument No. 20100803-0076253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauren E. Harness, wife and Michael A. Papuchis, husband, by Warranty Deed from Rummon Ibn Azad, dated December 14, 2018 and recorded on December 18, 2018, of record in Instrument No. 20181218-0122741, Register's Office for Davidson County, Tennessee. Said instrument was executed on behalf of Rummon Ibn Azad, by his lawful attorney in fact, Mohammad Bodruzzaman, pursuant to the power and authority vested in him by Instrument No. 20181218-0122740, Register's Office for Davidson County, Tennessee.

Being also known as 3349 Harpeth Springs Drive, Nashville, TN 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 18th day of July, 2022.

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

My commission expires: 5/9/2026
(Affix Seal)

Brooke Hicks
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of July, 2022.

Lauren E. Harness NKA Lauren Harness Papuchis

Michael A. Papuchis

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 **Lauren E. Harness NKA Lauren Harness Papuchis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2022.

Notary Public

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/2026

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 A. Papuchis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17 day of July, 2022.

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/22

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/01/2022 ____ (date of document).

Affiant Signature

08/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 01 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025