NEW OWNER:
DANO RAMOVICH
918 HARRISBURG LANE
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 906323 DEEDQC
08/22/2022 01:40:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220822-0094603

Map & Parcel No.: 103080A00300CO

QUITCLAIM DEED

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, I, **EMIL RAMOVICH**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **DANO RAMOVICH**, his heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being known and designated as all of Unit A-101, Westlawn Green, as shown on the plat of the same of record in Plat Book 5200, Pages 20-24, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act, as set forth in Sec. 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westlawn Green, of record in Book 5238, Page 863, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dano Ramovich and Emil Ramovich, as tenants in common with rights of survivorship by Special Warranty Deed from Victor Coode and Charles Michael Coode, Co-Executors for the Estate of Joseph Anderson Coode, dated March 14, 2016, and of record in Instrument No. 20160315-0024354, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 4425 WESTLAWN DRIVE, #A-101, NASHVILLE, TN 37209.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 18th day of August, 2022.

EMIL RAMOVICH

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EMIL RAMOVICH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August 2022.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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I hereby swear or affirm that the actual consideration given for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me this the 18 day of August, 2022.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026