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
20220822-0094605

Map & Parcel No.: 14510007100CO

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 Lot No. 5 on the Plan of Brigid Ann Heights, Section II, as shown on the plat of the same of record in Plat Book 4660, Page 149, 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.

Said Lot No. 5 fronts 193.56 feet on the Southerly side of Mary Helen Drive and runs back 423.86 feet on the West line and 373.12 feet on the East line to a line in the rear which measures 133.77 feet.

Being the same property conveyed to Dano Ramovich and Emil Ramovich, as tenants in common with the right of survivorship by Warranty Deed from James K. Sheridan and Kimberley C. Sheridan, husband and wife, dated April 11, 2017, and of record in Instrument No. 20170417-0036998, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 1237 MARY HELEN DRIVE, NASHVILLE, TN 37220.

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 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