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

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 936043 DEEDQC
10/31/2022 03:21:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221031-0117521

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.

Map & Parcel No.: 09509002700CO

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, **DANO RAMOVICH**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **DANO RAMOVICH and JORDAN RAMOVICH, as tenants in common with right of survivorship**, their 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. 6, as shown on the plat entitled, "W.E. Quin, Jr's., Lebanon Road Subdivision", as shown on the plat of the same of record in Plat Book 1424, Page 111, 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.

Being the same property conveyed to Dano Ramovich by Quitclaim Deed from Emil Ramovich, dated August 18, 2022, and of record in Instrument No. 20220822-0094606, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Dano Ramovich, a single person and Emil Ramovich, a married man, equal tenants in common with rights of survivorship by Warranty Deed from Virgle Robert Rose, Sr. and wife, Darlene Rose, dated March 28, 2017, and of record in Instrument No. 20170329-0030282, in the Register's Office for Davidson County, Tennessee.

This property is not the primary residence of Dano Ramovich.

This is IMPROVED property known as: 131 QUINN CIRCLE, NASHVILLE, TN 37210.

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 28th day of October, 2022.

DANO RAMOVICH

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DANO 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 28th day of October, 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 28th day of October, 2022.

NOTARY PUBLIC

My commission expires: _____

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