Karen Johnson Davidson County
Batch# 955509 DEEDQC
12/28/2022 10:43:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221228-0133065

WHEN RECORDED RETURN TO
SIMPLIFILE
17316 EDWARDS RD STE: B105
CERRITOS, CA. 90703

Prepared By:	~~Record and Return To:~~	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Sean Haramija 3878 Saunders Ave Nashville, TN 37216	Sean Haramija and Gianna Cavallo 3878 Saunders Avenue Nashville, TN 37216

Fidelity

Order Number: 388936

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Olympic Homes LLC, a Tennessee Limited Liability Company,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Sean Haramija and Gianna Cavallo, Husband and Wife,** whose address is 3878 Saunders Avenue, Nashville, TN 37216, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 61 on the Plan of Final Plat of Michael Craddock's Resubdivision of Lots 61 and 62, Maplewood Heights Subdivision of record in Plat Book 6200, Page 876, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to Subject to all matters shown on the Plan of record in Plat Book 6200, Page 876, Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 061 10 0 235.00
Street address of property: 3878 Saunders Avenue, Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20220610-0066343 in the Register's Office, Davidson County, Tennessee.

Signed this 5 day of December, 2022.

Signature of Grantors:

Olympic Homes LLC

By _____

Name/Title Sean Haramija, Owner

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 5th day of December, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sean Haramija in the capacity of Owner for Olympic Homes LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 061 10 0 235.00
Street address of property: 3878 Saunders Avenue, Nashville, TN 37216

Oath of Consideration

I or we, Sean Haramija, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0 .

Signed this 5 day of December, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 5th day of December 2022.

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025