Karen Johnson Davidson County
Batch# 992971 DEEDQC
04/17/2023 04:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230417-0028204

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	Netco Title Company 1041 Peruque Crossing Ct O'Fallon MO 63366	Monica Renae Donovan-Jaco 3126 Ironwood Drive Nashville, TN 37214

Order Number: NTN-1385023

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Monica Renae Donovan-Jaco, aka Monica Donovan-Jaco, as Personal Representative of the Estate of Robert M. Donovan, deceased,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Monica Renae Donovan-Jaco, a married woman,** whose address is 3126 Ironwood Drive, Nashville, TN 37214, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 787 on the Map of Cloverhill Subdivision, Section 10, of record in Book 2331, Page 57. Said Lot No 787 fronts 76 feet on the Easterly side of Ironwood Drive and extends back 146 feet on the Northerly side and 198 feet on the Southerly line, to a broken line in the rear on which it measures a total of 104.6 feet.

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 all 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: 096-10-0-298.00
Street address of property: 3126 Ironwood Drive, Nashville, TN 37214
Prior Instrument Reference by which Grantor(s) acquired title: Book 4948, Page 552 in the Register's Office, Davidson County, Tennessee.

WHEREAS, Robert M. Donovan and Donna R. Donovan, Husband and Wife, held title to the

property as presumed tenants by the entirety. Donna R. Donovan, aka Donna Renae Donovan died on January 26, 2017, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving spouse, Robert M. Donovan by operation of law as the surviving tenant by the entirety.

WHEREAS, the said Robert M. Donovan, aka Robert Michael Donovan died on February 9 2022.

WHEREAS, Letters Testamentary were granted on March 31, 2022, appointing Monica Donovan-Jaco as Executrix of the Estate of Robert Michael Donovan, Estate No. 22P323, in Circuit Court of Davidson County, Tennessee.

Signed this 11th day of April, 2023

Signature of Grantor(s):

Monica Renae Donovan-Jaco aka Monica Donovan-Jaco

Monica Renae Donovan-Jaco,
aka Monica Donovan-Jaco **as Personal Representative of the Estate of Robert M Donovan**

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 11th day of April, 2023, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Monica Renae Donovan-Jaco, aka Monica Donovan-Jaco 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 her free and voluntary act and deed.

***as Personal Representative of the Estate of Robert M Donovan**

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

Mireille J. Cantrell
Notary Public

MIREILLE J. CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Mar. 6, 2024

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: 096-10-0-298.00
Street address of property: 3126 Ironwood Drive, Nashville, TN 37214

Oath of Consideration

I or we, Pamela Nisbet, 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 $10.00.

Signed this 11th day of April, 2023

Signatures of Affiant(s):

FRANCES MEINE
Notary Public-Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Jan. 30, 2026
Commission # 22630412

Sworn and subscribed before me this 11th day of April, 2023

Notary Public

Tennessee Certification of Electronic Document

I, **Meghan Napoli**, 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 April 11, 2023 (date of document).

Affiant Signature

April 11, 2023
Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this 11th day of April 2023.

Notary's Signature

MY COMMISSION EXPIRES: **01/14/2026**

NOTARY'S SEAL

JESSIE AREVALO
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 14567095
My Commission Expires 01-14-2026