QUITCLAIM DEED

Karen Johnson
Batch # 1100958
02/14/2024 08:12 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240214-0010159

Reserved for Register of Deeds

STATE OF Colorado
COUNTY OF Larimer

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

ERIN L. CONNOR, Erin Connor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2024.

Shery Vanatta
Notary Public

SHERRY VANATTA
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20184004418
My Commission Expires January 26, 2026

My Commission Expires: 1-26-2026

Affix Notary Seal

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To**:	**Map & Parcel Information:**
Mr. and Mrs. Jeffrey M. Dornoff 5273 Apricot Court Loveland, CO 80538	Mr. and Mrs. Jeffrey M. Dornoff 5273 Apricot Court Loveland, CO 80538	071-12-0-226.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of Ten Dollars and No Cents ($10.00) paid by the hereinafter named Grantees and for other good and valuable consideration, the receipt all of which is hereby acknowledged, JEFFREY MICHAEL DORNOFF and DEANNE MARIE DORNOFF, hereinafter called the Grantors, do hereby grant, transfer, remise, release, and forever quitclaim and convey unto the JEFFREY MICHAEL DORNOFF LIVING TRUST, a Michigan trust, agreement executed May 24th, 1996, further amended and restated on January 18th, 2024, and the DEANNE MARIE DORNOFF LIVING TRUST, a Michigan trust, agreement executed May 24th, 1996, further amended and restated on January 18th, 2024, as tenants in common, hereinafter called the Grantees, their successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

> Land located in Davidson County, Tennessee, being all of Lot 153 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to JEFFREY M. DORNOFF and DEANNE M. DORNOFF, from BLUE HORSESHOE OF TENNESSEE, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated February 9th, 2018 and recorded on February 12th, 2018, with Instrument

Number 20180212-0013809, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee. *The said JEFFREY M. DORNOFF and JEFFREY MICHAEL DORNOFF being one in the same person. The said DEANNE M. DORNOFF and DEANNE MARIE DORNOFF being one in the same person.*

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 718 Oneida Avenue, Nashville, Tennessee 37207.

Grantors make no warranties as to the state of the title to the property, but acquit any claim that Grantors have to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, we set our hand on this the 8th day of February, 2024.

Grantor – JEFFREY MICHAEL DORNOFF

Grantor – DEANNE MARIE DORNOFF

STATE OF COLORADO
COUNTY OF LARIMER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JEFFREY MICHAEL DORNOFF and DEANNE MARIE DORNOFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in FORT COLLINS (city), COLORADO (state), this the 8th day of February, 2024.

Notary Public

My Commission Expires: 1-26-2026

SHERRY VANATTA
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20184004418
My Commission Expires January 26, 2026

Affix Notary Seal