Karen Johnson Davidson County
Batch# 1116469 DEEDQC
03/28/2024 12:53:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240328-0021675

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dreamwood Properties, LLC 425 Rolling Mill Rd. Old Hickory, TN 37138	SAME	72-14-233.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 22 day of March, 2024, between **Robert Ramenofsky and Christina Ramenofsky,** residents of Davidson County, Tennessee (collectively, "Grantor"), and **Dreamwood Properties, LLC, a Tennessee limited liability company** ("Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot 65 of Dr. E.T. Brown's Subdivision of Lots 21-26, Brownsville Addition, as shown on Plat of Record in Plat Book 332, page 91, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Ramenofsky, an unmarried man, by Warranty Deed from Donna Delsini, of record in Instrument No. 20110810-0061562, Register's Office for Davidson County, Tennessee. Robert Ramenofsky has since married Christina Ramenofsky, who joins in this conveyance for the purpose of conveying any marital interest she may possess.

This is improved property known as: **1525 Douglas Ave., Nashville, TN 37206.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Robert Ramenofsky

_____(L.S.)
Christina Ramenofsky

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Robert Ramenofsky and Christina Ramenofsky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 22nd day of March, 2024.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 28 day of March. 2024.

_____
Notary Public
My commission expires: 5/9/24

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 March 22, 2024.

March 28, 2024
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 28 day of March, 2024

Notary Public: _____

My Commission Expires: 7.6.26