Karen Johnson
Batch # 1165841
08/02/2024 01:02:34 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240802-0058903

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF ILLINOIS COUNTY OF Cook The actual consideration for this transfer is: $10.00 JON DOHOTARIU, AFFIANT Subscribed and sworn to before me, this 24th day of JULY 2024. NOTARY PUBLIC My Commission Expires: MAY 22, 2027

OFFICIAL SEAL
JASMIN PEREZ
Notary Public, State of Illinois
Commission No. 0972048
My Commission Expires
May 22, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
VASILE DOHOTARIU 4849 North Ridgeway Avenue Chicago, IL 60625	New Owner	Map and Parcel No.: 117 07 0 045.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Jon Dohotariu, as Trustee ("Trustee") of the Dohotariu Joint Revocable Trust, created November 12, 2021, ("Trust") do hereby quitclaim, transfer and convey unto Vasile Dohotariu, his successors and assigns, all of the Trust's right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2005 Lombardy Avenue, Nashville, TN 37215, and more particularly described as follows:

> Beginning at an iron rod set, in the southerly right-of-way line of Lombardy Avenue, 50 feet in width, at a corner common with Steven B. & Claire C. Slone, as of record in Instrument Number 20020228-0025649, at the Register's Office for Davidson County,

Tennessee, said iron rod set being located at Northing: 651,334.37; Easting: 1,730,190.42; on the State Plane Coordinate System NAD-83;

Thence with the southerly right-of-way line of Lombardy Avenue, with a curve to the left, along an arc length of 100.00 feet, the central angle of which is 08 deg 10 min 24 sec, the radius of which is 701.00 feet, the chord of which is South 48 deg 43 min 23 sec East, 99.91 feet, to an existing iron pipe, at a corner common with the property of James & Emily R. Bowden, as of record in Instrument Number 20051123-0141976, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Lombardy Avenue, with the westerly property line of James & Emily R. Bowden, South 36 deg 10 min 37 sec West, 202.68 feet to an existing iron pipe, in the northerly property line of Russell A. Hoffman, Jr. & Karla S. Bartholomew, as of record in Instrument Number 20011228-0143745, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Russell A. Hoffman, Jr. & Karla S. Bartholomew, North 52 deg 45 min 15 sec West 99.06 feet to an existing iron rod, in the northerly property line of Michael Noles, as of record in Instrument Number 20051202-0145403, at the Register's Office for Davidson County, Tennessee, and at a corner common with the property of Steven B. & Claire C. Slone;

Thence with the easterly property line of Steven B. & Claire C. Slone, North 36 deg 02 min 51 sec East, 209.72 feet to the point of beginning. Containing 20,352 square feet or 0.467 acres more or less.

Being the same property conveyed to Jon Dohotariu, Trustee of the Dohotariu Joint Revocable Trust, created November 12, 2021, from Jon Dohotariu and Angelica Dohotariu, husband and wife, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20211119-0154050.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 24th day of JULY 2024.

Jon Dohotariu, Trustee of the Dohotariu Joint Revocable Trust, created November 12, 2021.

STATE OF ILLINOIS)

COUNTY OF COOK)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jon Dohotariu, Trustee of the Dohotariu Joint Revocable Trust, created November 12, 2021**, 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 24th day of JULY 2024.

Notary Public

My Commission Expires: MAY 22, 2027

OFFICIAL SEAL
JASMIN PEREZ
Notary Public, State of Illinois
Commission No. 0972048
My Commission Expires
May 22, 2027