Karen Johnson
Batch # 1165841
08/02/2024 01:02:34 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240802-0058904

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 Vasile Dohotariu VASILE 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, TRUSTEE 4849 North Ridgeway Avenue Chicago, IL 60625	New Owner	Map and Parcel No.: 107 06 0 012.00

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, Vasile Dohotariu, ("Grantor") do hereby quitclaim, transfer and convey unto Vasile Dohotariu, Trustee of the Willoughby Station Trust, created July 12, 2024, its successors and assigns, all of my 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 2004-2008 Dabbs Avenue, Nashville, TN 37217, and more particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being Lots 235, 236, 237, and 238, as shown on the Plan of Bel Air Section 2, as of record in Book 2900, Pages 29-32, Register's Office for Davidson County, Tennessee, and more

particularly described by survey of Barry Greer, dated October 4, 1977, as follows:

Beginning at an iron pin set at the intersection of the eastern R.O.W. of Dabbs Avenue and the northern boundary of the property conveyed to Hitt and Finkelstein by deed of record in Book 4098, Page 880, Register's Office for Davidson County, Tennessee, and proceeding as follows: With said R.O.W. north 07 deg. 24' west 152.00 feet to an iron pin; thence, with a curve to the right having a radius of 974.1 feet a distance of 138.00 feet to an iron pin; thence, leaving said R.O.W. and with the southern line of Lot 239, south 86 deg. 54' east, 155.0 feet to an iron pin in the western R.O.W. of Briley Parkway; thence with said R.O.W. in a southerly direction with a curve to the left, having a radius of 2110.00 feet a distance of 271.30 feet to a concrete monument; thence north 74 deg. 30' east, 19.64 feet to a concrete monument; thence, in a southerly direction with a curve to the left, having a radius of 2090.00 feet a distance of 23.38 feet to an iron pin in said line of Hitt and Finkelstein; thence south 89 deg. 25' west 203.38 feet to the beginning and containing 1.16 acres, more or less.

Being the same property conveyed to Jon Dohotariu and Vasile Dohotariu by Warranty Deed from Richard Landman of record in Instrument No. 20030627-0089529, Register's Office for Davidson County, Tennessee.

And being the same property where Jon Dohotariu conveyed his one-half (1/2) interest unto Jon Dohotariu, Trustee of the Dohotariu Joint Revocable Trust, created November 12, 2021, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20211203-0160296.

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, Grantor has executed this instrument on this the 24th day of JULY 2024.

Vasile Dohotariu

Vasile Dohotariu, Grantor

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 **Vasile Dohotariu**, the Grantor, 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