Karen Johnson
Batch # 1167557
08/12/2024 03:14:06 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240812-0060685

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:**
JON DOHOTARIU, TRUSTEE 6102 Freemantle Court Mt. Juliet, TN 37122	New Owner	Map and Parcel No.: 104 10 0 104.00

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, ("Grantor") do hereby quitclaim, transfer and convey unto Jon Dohotariu, Trustee of the Amended and Restated Dohotariu Joint Revocable Trust, created July 1, 2022, 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 410 Lancaster Avenue, Nashville, TN 37212, and more particularly described as follows:

Being the southwesterly part of lot 180 in R.W. Grizzard's Subdivision of the Bosley Tract, not of record, described according to a survey made by Earle Drake, Surveyor, October 10, 1930, as follows:

Beginning at a point in the line between Lots 180 & 181, 200 feet southwest of the southwesterly margin of Chesterfield Avenue, being the northwest corner of the property conveyed to Joseph Petrosky and wife, by deed from George B. Russell and wife, of record in Book 2087, Page 597, Register's Office for Davidson County, Tennessee, thence with the line between said lots southwesterly 111.3 feet to a point in the northeasterly margin of the proposed relocation of Lancaster Avenue, thence southeasterly with the margin of the proposed Lancaster Avenue 70.2 feet to a point, thence northeasterly 120.0 feet to a point, thence northwesterly 70.0 feet to the point of beginning.

Being the same property where one-half (1/2) interest was conveyed to Jon Dohotariu from Vasile Dohotariu by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20240802-0058901.

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.

Jon Dohotariu

Jon 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 **Jon 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
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