QUITCLAIM DEED

Karen Johnson
Batch # 1232675
01/31/2025 02 20 23 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250131-0007580

This instrument prepared by.
Rachel S. Upshaw, Esq
Miller Upshaw Family Law, PLLC
631 Woodland Street
Nashville, TN 37206

Address New Owner as Follows·	Send Tax Bills to	Map / Parcel
Ann E Ramage 303 Criddle Street, #307 Nashville, TN 37219	Same	082 13 0G 307 00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Ann Elizabeth Ramage v. Ronald Allen Ramage to be filed in the Davidson County Circuit Court; and the actual consideration given for the transfer is $0.00. This conveyance is made pursuant to T.C.A §67-4-409(a)(3)(E); therefore, no transfer tax is due and payable for the recordation of this instrument.

Ronald A. Ramage
Affiant

SUBSCRIBED AND SWORN TO before me this 9th day of July 2024

Ethan Pylant
Notary Public

My Commission Expires: 5/5/2025

ETHAN PYLANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Ronald A Ramage ("Grantor") and Ann E. Ramage ("Grantee") are married and are going through a divorce, and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Ann Elizabeth Ramage v Ronald Allen Ramage to be filed in the Davidson County Circuit Court;

WHEREAS, Grantor is to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee;

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Ronald A. Ramage, the Grantor, does hereby convey, remise, release and forever quitclaim unto Ann E. Ramage, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 307, Building B, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No 20060823-0103941 and amended in Instrument No 20071025-0126183 and in Instrument No 20080104-0001138 and in Instrument No 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit

TOGETHER with Carport No 14, which Carport is a Limited Common Element as described in the Master Deed, as amended

BEING the same property conveyed to Ronald A Ramage and Ann E Ramage, husband and wife, by Warranty Deed dated March 25, 2015, from Craighead Patton Properties, II, a Tennessee general partnership, of record in Instrument No 20150330-0026878, Register's Office for Davidson County, Tennessee

THE conveyance of the above described parcel of land is subject to the following

1) All matters shown on the Plan as set out on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No 20071025-0126183, said Register's Office,

2) An application to combine Parcels of record in Instrument No 20060802-0093785, Register's Office for Davidson County, Tennessee,

3) Storm Water Detention Agreements of record in Instrument No 20060518-0058543, Register's Office for Davidson County, Tennessee,

4) Agreement for Dedication of Easement for Storm Drainage, of record in Instrument No 20060518-0058549, Register's Office for Davidson County, Tennessee,

5) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Harrison Square Condominiums of record in Instrument No 20060823-0103941 and amended in Instrument No 20071025-2126183 and in Instrument No 20080104-0001138 and in Instrument No 20090127-0006865, Register's Office for Davidson County, Tennessee

This is improved property known as 303 Criddle Street, #307, Nashville, TN 37219

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of July 2024.

Ronald A. Ramage
RONALD A. RAMAGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

RONALD A. RAMAGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained

Witness my hand and official seal this 9th day of July 2024.

Ethan Pylant
Notary Public

My commission expires: 5/5/2025

