This instrument prepared by:
Smith Sholar Milliken Matthews, PLLC
846 Conference Drive, Suite #4
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1236752 DEEDQC
02/13/2025 09:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250213-0010921

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN MATTHEWS .PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Stela Cruceriu	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 103 Wyalands Drive	(STREET ADDRESS) //	148 – 03 - 175
(CITY) Goodlettsville (STATE) TN (ZIP) 37072	(CITY) (STATE) (ZIP) //	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged**, Gheorghe Cruceriu,** Grantor, does hereby quitclaim and convey unto **Stela Cruceriu**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1054 on the Plan of Cherokee Hills Section 10 of record in Plat Book 4660, page 27, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gheorghe Cruceriu and wife, Stela Cruceriu by deed from James W. Tiller, of record in Instrument No. 200508100095087, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3332 Ezell Road, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 11th day of February, 2025.

X _____
Affiant

My commission expires: 1/28/26
(Affix Seal)

_____
Notary Public

MICHAEL T. MOSELY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand this 11th day of February, 2025.

X _____
Gheorghe Cruceriu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2025, before me personally appeared **Gheorghe Cruceriu**, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this 11th day of February, 2025.

_____
Notary Public

My Commission Expires: 1/28/26

MICHAEL T. MOSELY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 02/06/2025 (date of document).

Affiant Signature

02/06/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 6th day of February, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY