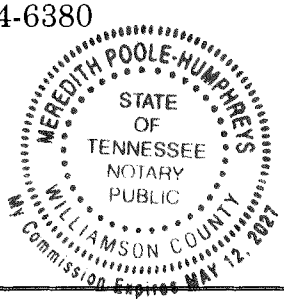
Karen Johnson Davidson County
Batch# 1236806 DEEDQC
02/13/2025 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250213-0011004

THIS DOCUMENT PREPARED BY: Holland & Knight, LLP 511 Union Street, Ste. 2700 Nashville, TN 37219 (615) 244-6380 	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is NONE. Bryan Howard Affiant Subscribed and sworn to before me this 13th day of February, 2025. Notary Public My Commission Expires: May 12, 2027

Address of new owner:	Send Tax Bills to:	Map-Parcel Number
Michael Duffer and Sandra Ramirez 2315 Woodmont Blvd. Nashville, TN 37215	SAME	11710000900

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that MICHAEL DUFFER (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcel of real property, hereby release, remise and quitclaim unto, MICHAEL DUFFER and SANDRA RAMIREZ, as tenants by the entirety, all right, title and interest of the Grantors in and to a certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS our hands on November 12th, 2024.

Michael Duffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL DUFFER with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 12th day of November, 2024.

Notary Public

My Commission Expires: 01-04-2027

REID ANTHONY MORESCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Part of Lot No. 16, of Block No. 4, Woodmont Estates of record in Book 8250, page 966, revising Book 974, page 29, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Michael Duffer, single, by Warranty Deed from Duke & Duke, LLC, a Tennessee limited liability company, dated August 1, 2023 and recorded on August 3, 2023, of record in Inst. No. 20230803-0060177, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years, the Plan of record in Book 8250, page 966, revising Book 974, page 29, said Register's Office, shows an owner's certificate, a 15 foot N.E.S. easement along the rear line, a 20 foot easement for public utility purposes along the northerly front line of said lot, a 25 foot N.E.S. easement along the northwesterly side line, and a 20 foot sanitary sewer easement across a portion of said lot, easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4083, page 847, said Register's Office, issuance of Gas/Mechanical, Electrical and Plumbing Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11605, page 310, said Register's Office, Restrictive Covenant for Mother-In-Law Apartment of record in Instrument No. 20000502-0043918, said Register's Office.

This is improved property, known as 2315 Woodmont Boulevard, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, Bryan Howard, do hereby 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 Nov. 12, 2024 (date of document).

Bryan Howard
Affiant Signature

February 13, 2025
Date

State of Tennessee

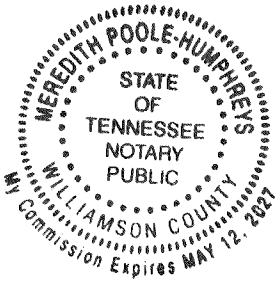
County of Davidson

Sworn to and subscribed before me this 13th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 12, 2027

NOTARY'S SEAL



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