Karen Johnson Davidson County
Batch # 1302076 DEEDQC
07/25/2025 11:04 53 AM 4 pgs
Fees $22 00 Taxes $0 00
20250725-0058923

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JENNIFER MORNINGSTAR
CRITCHFIELD, CRITCHFIELD, &
JOHNSTON, LTD
10 SOUTH GAY ST.
P.O. BOX 469
MOUNT VERNON, OH 43050

OWNER (SEND TAX BILLS TO):

JAMES M RONK, TRUSTEE
ANA RONK, TRUSTEE
123 W SANDUSKY ST.
FREDERICKTOWN, OH 43019

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES RONK and ANA RONK, husband and wife (herein, "Grantor"), whose address is 123 W. Sandusky St., Fredericktown, OH 43019, hereby bargains, sells, remises, releases, quit claims and conveys to JAMES M RONK AND ANA RONK, TRUSTEES, or any successors in trust, under the JAMES M. RONK AND ANA RONK TRUST dated June 17, 2025 and any amendments thereto (herein, "Grantee"), whose address is 123 W. Sandusky St., Fredericktown, OH 43019, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 598 Neill Ave., Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 3rd day of July, 2025.

PIN NO: 082-08-0-422.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

James Ronk

STATE OF Ohio
COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James Ronk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 3rd day of July, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/10/25

NOTARIAL SEAL STATE OF OHIO

Jennifer Morningstar
Notary Public, State of Ohio
My Commission Expires 10/10/25

GRANTOR:

Ana Ronk

STATE OF Ohio
COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ana Ronk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained

Witness my hand and official seal this 3rd day of July, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/10/25

NOTARIAL SEAL STATE OF OHIO

Jennifer Morningstar
Notary Public, State of Ohio
My Commission Expires 10/10/25

OATH OF CONSIDERATION

STATE OF Ohio
COUNTY OF Knox

The actual consideration for this transfer is $10.00 to a revocable trust.

Grantee:

James M. Ronk and Ana Ronk Trust dated June 17, 2025

James M. Ronk, Trustee

Subscribed and sworn to under oath before me, this 3rd day of July, 2025 by James M. Ronk, as Trustee of James M. Ronk and Ana Ronk Trust dated June 17, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/10/25

NOTARIAL SEAL STATE OF OHIO
Jennifer Morningstar
Notary Public, State of Ohio
My Commission Expires 10/10/25

Grantee:

James M. Ronk and Ana Ronk Trust dated June 17, 2025

Ana Ronk, Trustee

Subscribed and sworn to under oath before me, this 3rd day of July, 2025 by Ana Ronk, as Trustee of James M Ronk and Ana Ronk Trust dated June 17, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/10/25

NOTARIAL SEAL STATE OF OHIO
Jennifer Morningstar
Notary Public, State of Ohio
My Commission Expires 10/10/25

EXHIBIT A

[Legal Description]

The following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Re-Subdivision of Lots Nos. 89 thru 94, and part of 88 and parts of two 12 inch alleys and part of Marina Street (now closed) of the Bransford's Realty Company's Subdivision of Love McFerrin Tract and the McWhirter Tract, as of record in Book 4300, page 179, Register's Office of said County, described as follows: Beginning at a point on the westerly margin of Neill Avenue said point being the common corners between Lots 1 and 2; thence with the line between said two lots, westerly 161.99 fee to a point, said point being the easterly margin of the property conveyed to Diocesan Properties Inc., by deed of record in Book 4270, page 188, Register's Office for Davidson County, Tennessee; thence with said Diocesan Properties, Inc.easterly line north 71.05 feet to an iron pin on the southerly margin of Mansfield Court; thence along said margin south 83 degrees 25' east 136.70 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet in a southerly direction 35.57 feet to a point in the westerly margin of Neill Avenue; thence along said margin in a southerly direction 47.7 feet to the point of beginning.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20190826-0085377, on August 26, 2019.

PIN NO: 082-08-0-422.00

STREET ADDRESS:

598 Neill Ave., Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer