Karen Johnson
Batch # 1303579
07/30/2025 11 31 47 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250730-0060179

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
Michael Louis Romines
816 West Old Hickory Boulevard,
Nashville, Tennessee 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
042 10 0 005.00

AFFIDAVIT OF HEIRSHIP QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the undersigned heir of Era Lee Hale Romines and Louis D. Romines, Era Lee Hale Romines having passed away on July 17th, 2022 intestate and Louis D. Romines having passed away on December 9th, 2024 intestate, for and in consideration of the sum of zero dollars ($0.00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto himself as the sole lawful heir of the deceased, by operation of statute, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described below:

Lot No. 6, on the Plan of Bonnie Brae Subdivision, Section 1, as of record in Book 2330, page 1, Register's Office of said County, and described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard at the corner of Lots 5 and 6; thence with the line between said lots northerly 240 feet to a point; thence easterly 124 feet to the westerly margin of Buchanan Drive; thence with the margin of the same southerly 215 feet to the beginning or a curve; thence around said curve southwesterly 39.3 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same westerly 99 feet to the point of beginning.

Being the same property conveyed to Ruby S. Hale., a widow, by deed from William C. Binkley and wife, as of record in Book 3970, page 722, said Register's Office, the said Ruby S. Hale having since died.

Being the same property inherited by the heirs at law of Ruby S. Hale upon her death on the 20th day of October, 1966.

Being the same property conveyed to George E. Barrett, Trustee from the Estate of Ruby S. Hale, consisting of Era Lee Hale Romines and husband Louis D. Romines; Ann Hale Burkhart and husband Marvin Burkhart; James Hale, unmarried; Wilma Hale Weatherspoon and husband David Weatherspoon; Floyd Hale and wife Mary Hale, and Louis D. Romines and Era Lee Romines as guardians of the minors Robert Wayne Hale

and Terry Lloyd Hale (pursuant to an order entered in Probate Court of Davidson County, Tennessee., bearing Rule No. 49873), and, in the same Warranty Deed, conveyed to Era Lee Hale Romines and Louis D. Romines as husband and wife, dated November 24th, 1967 of Record in Book 4198, Pages 179 – 181, Register of Deeds Office for Davidson County, Tennessee

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The property is commonly known as 816 West Old Hickory Boulevard, Nashville, Tennessee 37115

The undersigned grantor is the only heir at law of the deceased. Being duly sworn, declares as follows:

1. My parents Era Lee Hale Romines and Louis D. Romines are both now deceased.
2 They both passed intestate.
3. They only had two (2) children, me and my sister, Barbara J Romines. She has also passed away.
4 Upon the passing of the above, title to this property legally vested with me pursuant Tenn. Code Ann § 31-2-103.

Witness my hand the 7th day of March 2025.

Michael Louis Romines

SWORN to and subscribed before me this the 7th day of March 2025.

NOTARY PUBLIC

My commission expires:
DEC 19 2028

NATHAN ZALE DOWLEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

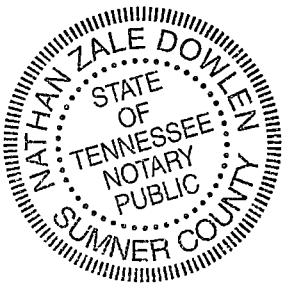
AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys the real property to the heir(s) of the descendants

Witness my hand the 7th day of March 2025.

Michael Louis Romines

SWORN to and subscribed before me this the 7th day of March 2025.



NOTARY PUBLIC

My commission expires:

DEC 19 2028

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.