Karen Johnson
Batch # 1415063
05/04/2026 09:36:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260504-0039249

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:
Dustin Michael Romines
816 West Old Hickory Boulevard,
Nashville, Tennessee 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
042 10 0 005.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the undersigned Michael Louis Romines, a married adult, wishes to only convey his interest, whatever that may be, to the grantee, his son, Dustin Michael Romines, for and in consideration of the sum of zero dollars ($0.00).

TO that end, I, Michael Louis Romines, hereby convey to Dustin Michael Romines, all my interest in the following described land, if any, 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

I, Sherry Romines, the wife of Michael Louis Romines, hereby convey to Dustin Michael Romines, all my interest, if any, in the above described land.

Witness my hand the 29th day of April 2026.

Sherry Romines

SWORN to and subscribed before me this the 29th day of April 2026.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

DEC 19 2028

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 29th day of April 2026.

Michael Louis Romines

SWORN to and subscribed before me this the 29th day of April 2026.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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.

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.

Being the same property conveyed to Michael Louis Romines by affidavit of heirship, as the sole heir of Era Lee Hale Romines and Louis D. Romines, dated March 7th, 2025 and filed July 30th, 2025, as Instrument# **20250730-0060179,** 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 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.

Pursuant to Tenn. Code. Ann. § 67-4-409(a)(1)(D), this is a non-taxable transfer.

I, Michael Louis Romines, hereby convey to Dustin Michael Romines, all my interest, if any, in the above described land.

Witness my hand the 29th day of April 2026.

Michael Louis Romines

SWORN to and subscribed before me this the 29th day of April 2026.

NOTARY PUBLIC

My commission expires:

DEC 19 2028

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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