Davidson County DEEDQC
Recvd: 07/21/08 12:52 2 pgs
Fees:12.00 Taxes:0.00

20080721-0074554

~~After Recording Return To:~~

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
Map: 064-15-0-A
Parcel: 06700C0

61-00884962

QUIT CLAIM DEED

Returned [this deed is being executed to add a spouse to title]

New Owner/ Property Being Conveyed
CHARLES RAMSEY
SYLVIA A. RAMSEY
4109 Meadow Green Drive
Old Hickory, TN 37138

61-00803746

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 16th day of May, 2008, between SYLVIA A. RAMSEY, a married woman, residing at 4109 Meadow Green Drive, Old Hickory, Tennessee 37138 hereinafter referred to as **"Party of the First Part"** and CHARLES RAMSEY and SYLVIA A. RAMSEY, husband and wife, residing at 4109 Meadow Green Drive, Old Hickory, Tennessee 37138 hereinafter referred to as **"Party of the Second Part."**

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF PLANTATION WALK, SECTION TWO, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 7900, PAGE 858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PLANTATION WALK. OF RECORD IN BOOK 9231, PAGE 719, AND A SUPPLEMENTARY DECLARATION OF RECORD IN BOOK .5547, PAGE 504, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; CHARTER OF PLANTATION WALK HOMEOWNERS' ASSOCIATION, INC., OF RECORD IN BOOK 9315, PAGE 723, SAID REGISTER'S

OFFICE; STORM WATER DETECTION AGREEMENT. OF RECORD IN BOOK 9356, PAGE 959, SAID REGISTER'S OFFICE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED END ASSUMED BY THE GRANTEES HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SYLVIA A. RAMSEY BY DEED FROM CHARLES F. RAMSEY AND WIFE, SYLVIA A. RAMSEY, DATED MAY 8, 2002 AND RECORDED MAY 9, 2002 IN DOCUMENT NUMBER 20020509-0057335 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4109 Meadow Green Drive, Old Hickory, Tennessee 37138
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Sylvia A. Ramsey
SYLVIA A. RAMSEY

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 16th day of May, 2008, before me personally appeared SYLVIA A. RAMSEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

JANA DRURY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Jana Drury
NOTARY PUBLIC **MY COMMISSION EXPIRES: March 19, 2012**

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Sylvia A. Ramsey
SYLVIA A. RAMSEY

Subscribed and sworn to before me
this the 16th day of May, 2008.

Jana Drury
NOTARY PUBLIC My Commission expires: **MY COMMISSION EXPIRES: March 19, 2012**

JANA DRURY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**