# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 50012 DEEDQC
01/22/2018 12:03:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180122-0006384

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17th DAY OF JANUARY, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9333

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Jeffrey Ramsey | Jeffrey Ramsey | 142-00-0-042.00 |
| 7504 Station Drive | ~~40 Vaughns Gap Rd.~~ SAME AS OWNER | |
| Nashville, TN 37221 | ~~Nashville TN 37205~~ | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JEFFREY RAMSEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

**JEFFREY RAMSEY AND KELLY W. RAMSEY, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7504 Station Drive, Nashville, TN 37221

Witness my hand on this 18th day of January, 2018.

Jeffrey Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Jeffrey Ramsey the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Jeffrey Ramsey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of January, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9333

EXHIBIT A - LEGAL DESCRIPTION

Being Unit 48 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the of the property conveyed to Jeffrey Ramsey by Warranty Deed from Parkside Builders, LLC of record in Instrument No.20161117-0121552, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.