Bill Garrett Davidson County
Batch# 62802 DEEDQC
02/27/2018 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180227-0018439

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Map & Parcel(s)
Catherine Moore, Trustee 1114 17th Avenue South Suite 205 Nashville, TN 37212	Same	Map: 145-10-0 Parcel: 057.00 Davidson County

QUITCLAIM DEED

IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, MATTHEW RAMSEY and SARA RAMSEY, by these presents do hereby quitclaim and convey unto CATHERINE MOORE, TRUSTEE, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of their right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A hereto.

This is improved property known as 1312 Otter Creek Road, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 31st day of January, 2018.

MATTHEW RAMSEY

SARA RAMSEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MATTHEW RAMSEY and SARA RAMSEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of January, 2018.

Notary Public

My Commission Expires:
Nov 3, 2020

TIM LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

CATHERINE MOORE, Affiant

Subscribed and sworn to before me
this 31 day of January, 2018.

Notary Public

My Commission Expires:
Nov 3, 2020

TIM LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2020

EXHIBIT A

LAND in the 7th, formerly 11th, Civil District of Davidson County, Tennessee described as follows to wit:

BEGINNING in the North margin of Otter Creek Road at a point 1530 feet, more or less, Westerly from the center of the Granny White Pike; thence with said margin of Otter Creek Road, N 85 degrees 15' W 125 feet to an iron pin in the margin of said road which is the Southeast corner of a 1.12 acre tract conveyed to Clarence Carroll Cothran by deed of record in Book 7412, Page 949, Register's Office for said County; thence with Cothran's East line 624.85 feet to an iron pin in the Northwest corner of said tract being a point in the South line of the land of Zelenik, as of record in Book 4313, Page 793, Register's Office for said County, thence along Zelenik's South line, S 56 degrees 24' 41" East 125 feet to an iron pin in the Northeast corner of said tract; thence S 12 degrees 10' 15" W 627.5 feet to an iron pin, in the Northerly margin of Otter Creek Road, being the point of beginning, according to a survey by John Kohl & Company, P.C., dated June 13, 1989.

BEING the same property conveyed to Matthew Ramsey and Sara Ramsey, husband and wife, by Warranty Deed executed on March 29, 2016, of record in Book 9060, Pages 133-34, Register's Office, Davidson County, Tennessee.

24164941.3

True Copy Certification

I, _Cody Henson_, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

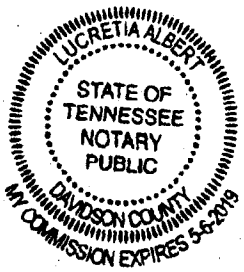
Personally appeared before me, _Lucretia Albert_, a notary public for this county and state, _Cody Henson___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert

Notary's Signature

My Commission expires: 5-6-19

Notary's Seal (if on paper)



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