WHEN RECOREDED MAIL TO:
FNC, TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Karen Johnson Davidson County
Batch# 332752 DEEDWARR
12/20/2019 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191220-0131499

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 1803 S. KANNER HWY., STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BEATRICE S. RAMSEY	**BEATRICE S. RAMSEY**	**117 04 0 030.00**
1507 BEECHWOOD AVENUE NASHVILLE, TN 37212	**1507 BEECHWOOD AVENUE NASHVILLE, TN 3721**	2019-10-748

For good consideration, I (We) **BEATRICE S. RAMSEY, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF BEATRICE S. RAMSEY DATED JULY 13, 2000, AND AMENDMENTS THEREON** whose mailing address is 1507 BEECHWOOD AVENUE, NASHVILLE, TN 37212, hereby bargain, deed and convey to **BEATRICE S. RAMSEY, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF BEATRICE S. RAMSEY DATED JULY 13, 2000, AS AMENDED ON MARCH 27 2007** whose mailing address is 1507 BEECHWOOD AVENUE, NASHVILLE, TN 37212, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE WESTERLY 50 FEET OF LOT NO. 92 ON THE PLAN OF THE BELMONT LAND COMPANY'S SUBDIVISION OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 92 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF BEECHWOOD AVENUE AND EXTENDS BACK 188 FEET ON THE EASTERLY AND WESTERLY LINES, TO A LINE IN THE REAR MEASURING 50 FEET THEREON.

Being the same property conveyed to Beatrice S. Ramsey, Trustee under the Revocable Trust Agreement of Beatrice S. Ramsey dated July 13, 2000 from Beatrice S. Ramsey, unmarried by Quit Claim Deed dated July 13, 2000 and recorded August 2, 2000 among the Land Records of Davidson County, State of Tennessee in 200008020076258.

APN: 117 04 0 030.00
Property Address: 1507 BEECHWOOD AVENUE, NASHVILLE, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever. Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

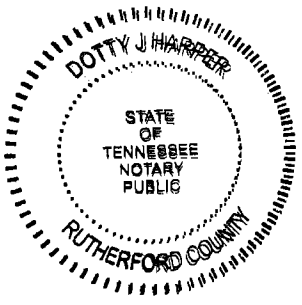
WITNESS the hands and seal of said Grantors this 14th day of December, 2019.

Beatrice S. Ramsey trustee
BEATRICE S. RAMSEY, TRUSTEE

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 14th day of December, 2019, before me personally appeared **BEATRICE S. RAMSEY, TRUSTEE** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)



Dotty J. Harper
Notary Public
My Commission Expires: 8-19-23

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Beatrice S. Ramsey
Signature of Affiant

STATE OF TN

COUNTY OF Davidson

Sworn to before me this 14th day of December, 2019.

Dotty J. Harper
Notary Public
My Commission Expires: 8-19-23

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
BEATRICE S. RAMSEY
1507 BEECHWOOD AVENUE
NASHVILLE, TN 37212

Name and Address of property owner:
BEATRICE S. RAMSEY
1507 BEECHWOOD AVENUE
NASHVILLE, TN 37212

True Copy Certification

I, Victoria Robinson, 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.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020