Karen Johnson Davidson County
Batch# 578091 DEEDQC
02/25/2021 09:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210225-0023596

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 23rd day of February, 2021. Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Lee Winter Ramsey, Trustee 917 Buford Place Nashville, TN 37204	SAME	132-01 065 FB#16DA-17359

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lee Winter Ramsey, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lee Winter Ramsey, Trustee of the Lee Winter Ramsey Living Trust**, established by the Revocable Trust Agreement of Lee Winter Ramsey dated February 23, 2021, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of February, 2021.

Lee W. Ramsey

Lee Winter Ramsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 23rd day of February, 2021.

ALICE N. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2022

My Commission Expires:

Alice N. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description and which is more fully described as follows:

Said Lot No. 141 fronts 100.0 feet on the southerly margin of Buford Place and fronts 136.8 feet on the easterly margin of Albert Drive, said frontages being joined by a curve having a length of 39.2 feet, and runs back 171.0 feet on the easterly line and 126.2 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Lee W. Ramsey by Deed from Richard L. Maddux and wife, Gale Maddux, of record in Book 9338, Page 661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Lee Winter Ramsey and Lee W. Ramsey are one and the same person.

This is improved property known as 917 Buford Place, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Alice M. Bohannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

