Karen Johnson Davidson County
Batch# 990403 DEEDQC
04/11/2023 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230411-0026192

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--. James S. Ramsey James Graves Ramsey, Trustee/Affiant Subscribed and sworn to before me, this 22nd day of March, 2023. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Graves Ramsey and/or Jan Heller Ramsey, Trustees 4410 Curtiswood Circle Nashville, TN 37204	SAME	132 10 0 028.00

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, **James Graves Ramsey and wife, Jan Heller Ramsey**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **James Graves Ramsey and/or Jan Heller Ramsey, Trustees of the James & Jan Ramsey Living Trust, established by the Revocable Trust Agreement of James Graves Ramsey and Jan Heller Ramsey dated March 22, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 22nd day of March, 2023.

James Graves Ramsey

Jan Heller Ramsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Graves Ramsey and Jan Heller Ramsey, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of March, 2023.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2, on the Plan of Curtiswood Estates, as of record in Book 2331, page 40, Register's Office for said County. Said Lot No. 2, fronts 261.6 feet on the easterly side of Curtiswood Circle and extends back 225.3 feet on the northerly line and 218.8 feet on the southerly line to a dead line, measuring 147.6 feet thereon.

This conveyance is made subject to a ten-foot easement for public utilities along northerly and easterly lines of premises, 75-foot building setback line from Curtiswood Circle, and conditions of owners certificate as shown on plan in Book 2331, page 40, said Register's Office, and to restrictive covenants contained in deed of record in Book 2336, page 271, said Register's Office, and by deed of correction of record in Book 2438, page 350, as amended by instrument in Book 2440, page 65, and re-recorded in Book 2440, page 231, said Register's Office.

And being the same property conveyed to James G. Ramsey and wife, Jan H. Ramsey, by deed of record in Book 8138, page 340, of the Register's Office of Davidson County, Tennessee.

James Graves Ramsey and James G. Ramsey are one and the same person. Jan Heller Ramsey and Jan H. Ramsey are one and the same person.

This is improved property known as 4410 Curtiswood Circle, 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 original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/22/23.

3/22/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of March, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

