Karen Johnson Davidson County
Batch# 1078845 DEEDQC
12/05/2023 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231205-0094093

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & 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--.

John Arthur Ramsey III, Trustee, Affiant

Subscribed and sworn to before me, this 28th day of November, 2023.

Notary Public
My Commission Expires: _____

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Arthur Ramsey III and/or Sarah Bennett Ramsey, Trustees 237 Cargile Lane Nashville, TN 37205	SAME	116-13D-20 CO

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, **John Arthur Ramsey III and wife, Sarah Bennett 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 **John Arthur Ramsey III and/or Sarah Bennett Ramsey, Trustees of the Cargile Lane Living Trust, established by the Revocable Trust Agreement of John Arthur Ramsey III and Sarah Bennett Ramsey dated November 28, 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 28th day of November, 2023.

John Arthur Ramsey III

Sarah Bennett Ramsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Arthur Ramsey III and Sarah Bennett 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 28th day of November, 2023.

My Commission Expires: _____

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

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Jocelyn Manor, 2nd Revision, Revised, of record in Book 6900, page 180, Register's Office for said County.

Said Lot No. 19 fronts 66.37 feet on the broken northerly margin of Cargile Lane and extends back 165.19 feet on the easterly line and 223.55 feet on the westerly line to a dead line in the rear, measuring 145.45 feet thereon.

Being the same property conveyed to John A Ramsey, III and wife, Sarah B. Ramsey, of record in Book 7142, Page 907, by deed from J. Terry Hunter, Trustee, Register's Office for Davidson County, Tennessee.

John Arthur Ramsey III and John A. Ramsey, III are one and the same person. Sarah Bennett Ramsey and Sarah B. Ramsey are one and the same person.

This is improved property known as 237 Cargile Lane, Nashville, Tennessee 37205.

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 11/28/23.

11/28/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

