Karen Johnson Davidson County
Batch# 1079062 DEEDQC
12/06/2023 02:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231206-0094368

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

GENERAL NOTARY - State of Nebraska
AMY D. MITCHELL
My Comm. Exp. March 20, 2026

STATE OF NEBRASKA)
COUNTY OF Hamilton)

Actual consideration for this transfer is -$0-.

Bruce A Ramsour
AFFIANT

Subscribed and sworn to before me on this day, November 27, 2023.

Amy D. Mitchell
Notary Public

My Commission Expires: March 20, 2026

New Owner Address:
Paul J. Ramsour
2103 Grantland Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number
105 10 0 308.00

QUITCLAIM DEED

Bruce A. Ramsour, Trustee for the Harold H. and Monica R. Ramsour Trust dated, March 20, 1992 ("Grantor") for consideration of $10.00, hereby releases, remises and quitclaims unto **Paul J. Ramsour, unmarried** all the right, title and interest of the Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, November 27, 2023.

Bruce A Ramsour

Bruce A. Ramsour, Trustee for the Harold H. and Monica R. Ramsour Trust, dated March 20, 1992

STATE OF NEBRASKA)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bruce A. Ramsour, Trustee for the Harold H. And Monica R. Ramsour Trust, dated March 20, 1992,** 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, November 27, 2023.

Amy D. Mitchell
Notary Public

My Commission Expires: March 20, 2026

GENERAL NOTARY - State of Nebraska
AMY D. MITCHELL
My Comm. Exp. March 20, 2026

907220 I/020230753

EXHIBIT A

BEING Lot No. 2, Block 7, on the Map of Yarbrough's Subdivision of certain Blocks of Woodland as of record in Book 57, page 155, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50.0 feet on the westerly side of Grantland Avenue and runs back between parallel lines 165.0 feet to an alley.

BEING the same property conveyed to Harold H. Ramsour, Trustee for the Harold H. and Monica R. Ramsour Trust dated, March 20, 1992 from Paul J. Ramsour, unmarried of record as Instrument No. 20020725-0089250, Register's Office for Davidson County, Tennessee.

Monica R. Ramsour having died on January 16, 1994 and Harold H. Ramsour having died May 18, 2023, and Bruce A. Ramsour being successor trustee of the Harold H. and Monica R. Ramsour Trust dated, March 20, 1992.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 2103 Grantland Avenue, Nashville, TN 37204.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 November 27, 2023

Affiant Signature

Date: December 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, December 6, 2023.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

