Karen Johnson
Batch # 1099050
02/08/2024 08:05:22 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240208-0008781

Prepared by:
Brian Lavoy Payne
Attorney at Law PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Jane Jordan Ramsay
Affiant

Subscribed and sworn to before me this 2nd day of February, 2024.

Brian Payne, Notary Public
My commission expires: September 7, 2026

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jane Jordan Ramsay, Trustee 325 Jocelyn Hollow Circle Nashville, TN 37205	New Owner	115-14-0 050.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Jane Jordan Ramsay, unmarried,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Jane Jordan Ramsay, Trustee, or her successor trustees in interest as they may appear, of The Jane Jordan Ramsay Living Trust u/a dated February 2, 2024**, and any amendments thereto, hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 208 on the Plan of West Meade Farms, Section "J", as of record in Book 1835, Page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 208 fronts 131 feet on the northwesterly side of Jocelyn Hollow Circle and runs back 322.1 feet on the northeasterly line and 319.5 feet on the southwesterly line to a dead line in the rear on which it measure 131 feet.

Being the same property conveyed to Jane Jordan Ramsay and James Luther Ramsay, as tenants by the entireties by quitclaim deed from James Luther Ramsay, of record in Book 7030 Page 476, dated October 27, 1986, Register's Office for Davidson County,

Tennessee. James Luther Ramsay has since died.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance to grantor's revocable living trust.

This is improved property known as 325 Jocelyn Hollow Circle, Nashville, Tennessee 37205.

Witness my hand this 2nd day of February, 2024.

Jane Jordan Ramsay

Jane Jordan Ramsay, ~~Trustee~~

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 Jane Jordan Ramsay, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and had authority to so act.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2024.

Brian Payne, Notary Public

My commission expires: September 7, 2026

