Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mary Elizabeth Ramsey, Trustee **5932 Post Road** **Nashville, TN 37205**	**116-13-105**	**SAME**

Karen Johnson
Batch # 1151555
06/27/2024 08:23:15 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240627-0048146

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Mary Elizabeth Ramsey, unmarried** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Mary Elizabeth Ramsey, Trustee of the Mary Elizabeth Ramsey Revocable Trust dated June 20, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **5123 Harding Pike, Nashville, TN 37205**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 22 day of June, 2024.

ANGELA H BECKLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: June 29, 2027

PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 22nd day of June, 2024.

MARY ELIZABETH 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 **Mary Elizabeth Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 22nd day of June, 2024.

Notary Public

My Commission Expires:
June 29, 2027

ANGELA H BECKLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

(Legal Description of the Property)

Being part of Lot No. 12 on the Plan of H. B. Alexander's Subdivision of the Byron Martin property, as of record in Book 1130, page 46, Register's Office for Davidson County, described as follows:

BEGINNING on the Easterly margin of Harding Road at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, Eastwardly 125 feet; thence southwardly and parallel with Harding Road 35 feet; thence Westwardly 125 feet to the Easterly margin of Harding Road; thence with said road Northwardly 35 feet to the beginning.

This conveyance is made subject to an easement for telephone lines of record in Book 1207, page 547, and to a perpetual easement of ingress and egress of a strip of land 9 feet wide, 35 feet long in the rear of the property in question, and also a perpetual easement for ingress and egress across a strip of land 12 feet wide, 125 feet long lying immediately Southwest of the property in question, and restrictive covenants, of which are described in deed of record in Book 2139, page 18, Register's Office for said County.

BEING the same property conveyed to Mary Elizabeth Ramsey from Robert C. Ramsey, Personal Representative of the Estate of John A. Ramsey, Jr., deceased, by personal representative's deed filed for record on February 24, 2023, Instrument Number 20230224-0013020, as of record in the Register's Office for Davidson County, Tennessee.