WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

Karen Johnson Davidson County
Batch # 1186626 DEEDWARR
09/26/2024 09:42:32 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240926-0074615

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

W-SRL-24-3339

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AKCAB, LLC	**NEW OWNER**	
(NAME)	(NAME)	**117-07-0K-020.00-CO**
3501 Richards Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN KEITH RAMSEY AND KELLY C. RAMSEY, TRUSTEES OF THE RAMSEY FAMILY TRUST, DATED APRIL 25, 2007,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AKCAB, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3339 on the plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record in Plat Book 9700, Page 293, and as described in the Master Deed as of record in Book 10283, Page 431, amended in Instrument No. 20040616-0071447, Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571, as of record in the Register's Office of Davidson County, Tennessee, all to which reference is hereby made and the same incorporated herein for a complete description of said unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to John K. Ramsey and wife, Kell C. Ramsey by Warranty Deed from Marbut Glenn Gaston Jr, Joined by his spouse, Kathy Gaston of record in Instrument No. 20040803-0092895 Register's Office for Davidson County, Tennessee, dated July 30, 2004 and recorded on August 03, 2004.

Being the same property conveyed to John Keith Ramsey and Kelly C. Ramsey, Trustees of The Ramsey Family Trust dated 25, 2007 by Quitclaim Deed from John K. Ramsey and wife, Kelly C. Ramsey of record in Instrument No. 20070905-0106432 Register's Office for Davidson County, Tennessee, dated April 25, 2007 and recorded on September 05, 2007.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 293, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10283, Page 431, as amended in Instrument No. 20040616-0071447, Instrument No. 20050105-0001979 and Instrument No. 20050330-0034571, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 10297, Page 21, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9643, Page 877, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10131, Page 838, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3339 Golf Club Ln, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2024.

The Ramsey Family Trust, dated April 25, 2007

BY: _____
John Keith Ramsey
Trustee

BY: _____
Kelly C. Ramsey
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN KEITH RAMSEY, TRUSTEE of THE RAMSEY FAMILY TRUST, DATED APRIL 25, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SEE ATTACHED CALIFORNIA
COMPLIANT
ACKNOWLEDGMENT/JURAT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY C. RAMSEY, TRUSTEE of THE RAMSEY FAMILY TRUST, DATED APRIL 25, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SEE ATTACHED CALIFORNIA
COMPLIANT
ACKNOWLEDGMENT/JURAT

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 9/24/24 before me, Shelley Ann Gaisford, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared John Keith Ramsey and Kelly C. Ramsey
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHELLEY ANN GAISFORD
Notary Public - California
Orange County
Commission # 2398688
My Comm. Expires Apr 18, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: John Keith Ramsey
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: Kelly C. Ramsey
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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