Karen Johnson Davidson County
Batch # 1255868 DEEDQC
04/03/2025 08:03:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250403-0025242

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Joni C. Ramsey 148 Cumberland Trace Nashville, TN 37214	New Owner	073 16 0A 148.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, JONI CORINNE RAMSEY, a unmarried person, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto JONI CORINNE RAMSEY, hereinafter referred to as Grantee, her heirs, successors, and assigns, all of the right, title, and interest of Grantor in and to the following described tract or parcel of land, to *wit*:

Land in Davidson County, Tennessee, being Lot No. 148, CUMBERLAND TRACE, as shown on plat of record in Plat Book 5200, Page 724, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.

Being the same property conveyed to Cora Duff and Joni Corinne Ramsey, as tenants in common with right of survivorship, by deed of record as ID No. 20210809-0107249, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Cora Duff and Joni Duff Ramsey by deed from Cora Duff of record as ID No. 20131025-0111271, said Register's Office.

The said Joni Corinne Ramsey and Joni Duff Ramsey, is one and the same person.

The said Cora Duff died on February 23, 2024.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes.

This is improved real property known as: 148 Cumberland Trace, Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 25th day of March, 2025.

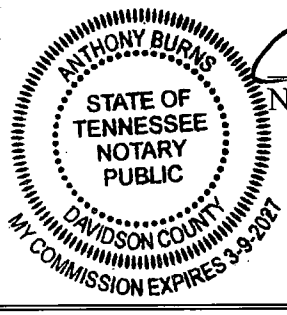
Joni Corinne Ramsey, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Joni Corinne Ramsey, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 25th day of March, 2025.

My Commission Expires: March 09, 2027



Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $0.00

Joni Corinne Ramsey, AFFIANT

SWORN TO and subscribed before me
on this the 25th day of March, 2025.

Notary Public

My Commission expires: March 09, 2027

