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This Instrument Prepared by: Rhonda Scott Kinslow, Kinslow Law Group, PLLC, 810 Dominican Drive, Nashville, TN 37228 without the benefit of a survey or title opinion

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

AFFIANT

Subscribed and sworn to before me this 11 day of April, 2025

Notary Public
My Commission Expires 11-8-2028

FLORENCE NEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Freeman Ramsey III
AFFIANT

Subscribed and sworn to before me this 25 day of April, 2025

Notary Public
My Commission Expires 11-8-2027

FLORENCE NEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXECUTOR'S DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	Map & Parcel:
Christine Ramsey **4312 Shady Dale Road** **Nashville, TN 37218** **Freeman Ramsey, III** **136 Ivy Hill Lane** **Goodlettsville, TN 37072**	**Christine Ramsey** **4312 Shady Dale Road** **Nashville, TN 37218**	**058 15 0 185.00**

Karen Johnson Davidson County
Batch # 1265777 DEEDQC
04/29/2025 02 22.27 PM 3 pgs
Fees $17 00 Taxes $0 00
20250429-0033066

KNOW ALL MEN BY THESE PRESENTS, that **Christine Ramsey and Freeman Ramsey, III,** in their capacity as the duly appointed and serving Co-Executors of the Estate of Doretha Ramsey, deceased, which estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) docket number 23P2291 and in accordance with the Decedent's Last Will and Testament, Article Four, as follows:

SECTION 4.01: Distribution of Remaining Property

The remaining property shall be divided into the following shares, for each of the following beneficiaries:

Name	Relationship	Share
Freeman Ramsey III	Son	one half (1/2)
Christine Renee Ramsey	Daughter	one half (1/2)

and no further or otherwise, the "Grantor", for the purposes of memorializing the transfer of ownership of the below described property to Grantee, Grantor does hereby quitclaim, transfer, and convey unto FREEMAN RAMSEY III AND CHRISTINE RAMSEY, all interest in the property located at 4312 Shady Dale Road, Nashville, Tennessee 37218, more particularly described on

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plat of Gold Key Addition, Section I, of record in Plat Book 4675, page 15, Register's Office for said County, described as follows:

Said Lot 93 fronts 125.89 feet on the East margin of Shady Dale Road and extends back 167.8 feet on the North line, and 168.16 feet on the South line to a line on the rear on which it measures 104.17 feet.

Being part of the property conveyed to Cumberland Builders, Inc., a Tennessee corporation by deed from W.L. Bainbridge Company, a partnership consisting of W.L. Bainbridge, Jr. and W.L. Bainbridge, III of record in Book 4610, page 15, Register's Office for Davidson Conty, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for 1974 applicable to said property.

Exhibit A attached hereto and incorporated herein by this reference, together with all attendant and appurtenant interests, rights, and hereditaments associated therewith, the property.

This is the same description as in the previous deed.

This being the same property described in the deed conveying property from Cumberland Builders, Inc., grantors to Freeman Ramsey, Jr. and wife, Doretha P. Ramsey, grantees, on May 2, 1974, and recorded in Book 4812, page 487, with the Davidson County Register of Deeds.

This conveyance is subject to all liens, restrictions, and other matters of record.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 11 day of April, 2025.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINE RAMSEY AND FREEMAN RAMSEY, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the forgoing instrument as Co-Executors of the Estate of Doretha Ramsey, deceased, as evidenced by the Letters Testamentary filed under Docket No. 23P2291, Seventh Circuit Probate Court of Davidson County, Tennessee.

GRANTORS:

CHRISTINE RAMSEY

Witness my hand and official seal at Davidson County, Tennessee this 11 day of April, 2025.

FLORENCE NEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-8-2027

FREEMAN RAMSEY, III

Witness my hand and official seal at Davidson County, Tennessee this 25 day of April, 2025.

FLORENCE NEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-8-2027