Karen Johnson Davidson County
Batch# 1269740 DEEDQC
05/07/2025 08:36:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20250507-0035553

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Ellen Rebecca Ramsay, Trustee
P. O. Box 262
Madison, Tennessee 37116

SEND TAX BILLS TO:
Same

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that having constituted the grantee trust, and to carry out my intention that the within properties be assets thereof, I, ELLEN REBECCA RAMSAY, quitclaim and convey to ELLEN REBECCA RAMSAY, Trustee of the ELLEN REBECCA RAMSAY REVOCABLE LIVING TRUST u/a/d March 17, 2025, and successors in trust, all right, title and interest in and to the following real property located in Davidson County, Tennessee:

SEE EXHIBIT A FOR DESCRIPTION AND TAX MAP/PARCEL NUMBERS OF PARCELS CONVEYED

Ellen Rebecca Ramsay is the same person as E. Rebecca Ramsay and Rebecca Ramsay.

Witness the signature of the Grantor on March 17, 2025.

Ellen Rebecca Ramsay
Ellen Rebecca Ramsay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Ellen Rebecca Ramsay, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on March 17, 2025

7/6/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Helen Rhea Ramsey
Affiant

Sworn to and subscribed before me this date: 3/17/2025

7/6/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Exhibit A

Parcel 1
Tax Map 044.13.0 Parcel 045.00

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Knoll Subdivision, as shown on plat of record in Plat Book 2330, Page 94, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on a point on the southeast margin of Robertson Drive, common corner of Lots Nos. 2 and 3; thence southwesterly with said two lots 196.8 feet to a point; thence southeasterly 82.5 feet to a point in the northwesterly margin of Claudia Drive; thence northeasterly with the margin of said drive 175 feet to a point; thence around a curve northerly 40.16 feet to a point in the southwesterly margin of Robinson Drive; thence northwesterly with the margin of said drive, 75 feet to the point of beginning.

Being the same property conveyed to Rebecca Ramsay, unmarried by Warranty Deed from Dora Lee Tippit, Executrix for the Estate of Martha Doris Petty of record in Instrument number 20060622-0074482, Davidson County Register of Deeds.

Property known as: 100 Claudia, Old Hickory, TN 37138

Parcel 2
Tax Map 044.13.0 Parcel 044.00

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Knoll Subdivision, as shown of record in Plat Book 2330, Page 94, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 2 fronts 115.7 feet on the westerly margin of Robinson Road and extends back between lines 198.8 feet on the northerly line and 195.8 feet on the southerly side to a dead line in rear, measuring 111.7 feet thereon.

Being the same property conveyed to Ellen Rebecca Ramsay, by Quitclaim Deed from the Estate of Daisye S. Ramsay of record in Instrument number 20141021-0096820, Davidson County Register of Deeds.

Property known as: 916 Robinson Road, Old Hickory, TN 37138

Parcel 3
Tax Map 054.09.0 Parcel 025.00

Land in Davidson County, Tennessee, being Lot No. 9, Section Two, on the Plan of Life and Casualty Insurance Company's Subdivision at Old Hickory, Tennessee, as of record in Book 843, Page 56, Register's office for said County, being Lot "C" on the unrecorded plan of the subdivision of said Lot No. 9, described according to a survey made by Contrell and Greek, Surveyors, October 9, 1940, as follows, to-wit;

Beginning in the center of Anthony Avenue, formerly an unnamed Street, at a point 575 feet south of the center line of Pitts Avenue, being the corner of Lots "C" and "D"; thence with the line between said two lots, eastwardly 247.3 feet; thence South 6° 13' west 100 feet to the corner lots "B" and "C": thence with the line between said two lots, westwardly 247.7 feet to the center line of Anthony Avenue; thence with the center of same, North 6° 27' east 100 ft. to the beginning.

Being the same property conveyed to Rebecca Ramsay, by Deed from Fred S. Ramsay of record in Book 3128, Page 485, Davidson County Register of Deeds.

Property known as: 210 Anthony St, Old Hickory, TN 37138

Parcel 4
Tax Map 026.09.0 Parcel 059.00

Land in Davidson County, Tennessee, being Lot No. 66, of Goodlettsville Heights Subdivision, Section Two, as of record on Book 1424, Page 120 Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 210.01 feet on the southerly side of Moss Trail Road, and runs back 350 feet on the easterly line, 356 feet on the westerly line, and show 71.35 on the rear line.

Being the same property conveyed to Ellen Rebecca Ramsay, an unmarried person by Quitclaim Deed from Ellen Rebecca Ramsay f/k/a Rebecca Ramsay Brown of record in Instrument number 20210610-0077976, Davidson County Register of Deeds.

Property known as: 305 Moss Trail, Goodlettsville, TN 37072

Parcel 5
Tax Map 033.16.0 Parcel 038.00

Land in Davidson County, Tennessee, being Lot No. 1, Primrose Meadows, Section 2, of record in Plat Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Ellen Rebecca Ramsay, a single person by Warranty Deed from Marie T. Anderson, executor of The Estate of Geraldine R. Carter-Whitsett of record in Instrument number 20141027-0098602, Davidson County Register of Deeds.

Property known as: 1137 & 1139 N. Graycroft Avenue, Madison, TN 37115

Parcel 6
Tax Map 072.12.0 Parcel 036.00

Land in Davidson County, Tennessee, being Lot No. 110, on the Plan of Waters Place, as of record in Book 332, Page 136, Register's Office for said County.

Said Lot No. 110 fronts 50 feet on the north side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ellen Rebecca Ramsay, unmarried by Quitclaim Deed from Daisye S. Ramsay, unmarried, of record in Book 11701, Page 494, Davidson County Register of Deeds.

Property known as: 143 Piedmont Avenue, Nashville, TN 37216

Parcel 7
Tax Map 052.01.0 Parcel 010.00

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Block "C" on the map of Crittenden Estates, as shown on plat of record in Plat Book 974, page 69, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said Lot No. 15 fronts 50 feet on the northerly side of Harris Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Rebecca Ramsay, unmarried by Quitclaim Deed from Sara Ramsay Hunter, Married, dba Ramsay Properties, a Partnership and Daisye S. Ramsay, Unmarried, Heir at Law of Sammie Ramsay Parks, and of record in Instrument number 20080107-0001461, Davidson County Register of Deeds.

Property known as: 329 Harris Street, Madison, TN 37115

Parcel 8
Tax Map 042.16.0 Parcel 106.00

Land in Davidson County, Tennessee, being the North 33 feet front and 29 feet rear of Lot "B" on the Map showing the subdivision of the West part of the N.V. Cox Home Place at Madison, of record in Plan Book 3, Page 24, Chancery Court at Nashville. Said part of said Lot fronts 33 feet on the West side of Gallatin Pike and runs back between lines, 141.5 feet, more or less, on the North line and 140.5 feet, more or less on the South line to a dead line on which it measures 29 feet.

Being the same property conveyed to Ellen Rebecca Ramsay, by Quitclaim Deed from Estate of Daisye S. Ramsay, of record in Instrument number 20141021-0096817, Davidson County Register of Deeds.

Property known as: 114 Gallatin Pike, Madison, TN 37115

Parcel 9
Tax Map 053.07.0 Parcel 080.00

Land in Davidson County, Tennessee, being the Southerly 31 feet of Lot No. 22 of Block 2, on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 31 feet on the Westerly side of 24th Street and extends back between parallel lines along the Northerly margin of an alley, 144 feet to an alley in the rear.

Being the same property conveyed to Ellen Rebecca Ramsay, by Quitclaim Deed from the Estate of Daisye S. Ramsay, of record in Instrument number 20141021-0096819, Davidson County Register of Deeds.

Property known as: 103 24th Street, Old Hickory, TN 37138

Parcel 10
Tax Map 026.14.00 Parcel 011.00

Land in Davidson County, Tennessee, being Lot No. 30 on the Revised Map of Terra View Subdivision, of record in Book 1424, Page 4, Register's Office for said County. Said lot fronts 100 feet on the South side of Wade Circle and runs back 172.2 feet on the East line and 186.1 feet on the West line, to a dead line, on which it measures 100 feet.

Being the same property conveyed to Ellen Rebecca Ramsay, by Quitclaim Deed from the Estate of Daisye S. Ramsay, of record in Instrument number 20141021-0096815, Davidson County Register of Deeds.

Property known as: 646 Wade Circle, Goodlettsville, TN 37072

Parcel 11
Tax Map 054.09.0 Parcel 048.00

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Dabbs and Elliott Property known as Dupontonia as of record in Plat Book 843, Page 56, Register's Office of Davidson County, Tennessee, and more particularly described according to a survey by R.L. Montoya, Land Surveying, Inc., dated January 22, 1998.

Beginning at an iron rod located in the South margin of Lakeshore Drive as presently located, the Northwest corner of Lot No. 6, the Northeast corner of Lot No. 7 on said Plan; thence along the South margin South 88° 37' 00" East 241.00 feet to an iron rod; thence along a new line between Parcels 46 and 48, Metro Tax Map 54-9, Tax Assessor's Office for Davidson County, Tennessee, South 1° 24' 39" West, 341.40 feet to an iron rod in the North line of Lot No. 11 on said Plan; thence along said North line of Lot No. 11, South 78° 38' 39" West, 281.00 feet to an iron rod in the East line of Lot No. 9 on said Plan; thence along the line common to Lots No. 9 and No. 10, North 6° 13' 00" East, 405.00 feet to the point of beginning, containing 2.19 acres, more or less.

Being the same property conveyed to Ellen Rebecca Ramsay, by Quitclaim Deed from Ramsay Family, L.P., of record in Instrument number 20141021-0096809, Davidson County Register of Deeds.

Property known as: 3210 Lakeshore Drive, Old Hickory, TN 37138

Parcel 12
Tax Map 043.01.0 Parcel 124.00

Land in Davidson County, Tennessee, being parts of Lots C and D, on the corrected map of the W.P. Ready Subdivision, of the Thornton Tract, as of record in Book 332, Page 110, Register's office for said County, and described according to a survey made by Ralph W. C. Lambert, Surveyor, dated July 10, 1957, and revised August 29, 1957, as follows:

Beginning at an iron pin in the Southerly margin of Sarver Avenue, formerly Madison Avenue, 315 feet West of the common corner of Lots D and E; thence in a Southerly direction 241.8 feet to an iron pin; thence in a Westerly direction 60 feet to an iron pin; thence North 2 degrees 30' East 244.5 feet to an iron pin in the Southerly margin of Sarver Avenue; thence in a Easterly direction, along margin of said Avenue, 60 feet to the beginning.

Being the same property conveyed to Ellen Rebecca Ramsay, by Quitclaim Deed from the Estate of Daisye S. Ramsay, of record in Instrument number 20141021-0096818, Davidson County Register of Deeds.

Property known as: 300 Sarver Avenue, Nashville, TN 37115

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 17TH day of MARCH, 2025.

Date: 05-06-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6TH day of MAY, 2025.

My commission expires 05/08/2028.