Karen Johnson Davidson County
Batch# 1269852 DEEDQC
05/07/2025 11:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250507-0035692

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 COMMON TENANCY 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- .

Ellen Rhenee Ramsey
Affiant

Sworn to and subscribed before me this date: 7/6/2026

7/6/2026
Commission Expires

DANIEL L. WISDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

EXHIBIT A – PROPERTY CONVEYED

TRACT 1: **209 Gallatin Rd., Madison, Davidson Co., Tennessee**
Tax Map 042.16.0, Parcel 109.00

Land in Davidson County, Tennessee, being Lot No. 8 and the southerly 8 feet of Lot No. 9 of Block "A" on the Map of Forest Park Subdivision at Madison, Tennessee, of record in Book 845, Page 71, Register's Office for said County.

Said Lot NO. 8 and part of Lot No. 9 front together 30 feet on the easterly side of Gallatin Pike and run back between parallel lines 130 feet to a dead line on which they measure 30 feet.

Being the same property conveyed to Ellen Rebecca Ramsay and Sara Lynn Hunter as equal tenants in common by quitclaim deed from Ramsay Family, L. P., of record as Instrument 20141021-0096808, said Register's Office.

TRACT 2: **215 Gallatin Rd., Madison, Davidson Co., Tennessee**
Tax Map 042.16.0, Parcel 110.00

Being in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 5, 6, 7 of Block "A" on the map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 71, Register's Office for said County.

Said Lots Nos. 5, 6, and 7 fronts 25 feet each on the easterly side of Gallatin Pike and run back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Ellen Rebecca Ramsay and Sara Lynn Hunter, as equal tenants in common from Ramsay Family, L. P. by quitclaim deed of record as Instrument 20141021-0096821, said Register's Office.

TRACT 3: **220 Brawner Ave., Madison, Davidson Co., Tennessee**
Tax Map 043.13.0, Parcel 144.00

Land in Davidson County, Tennessee, being Lots Nos. 17 and 18 of Block "A" on the Map of Forest Park Subdivision at Madison, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 17 and 18 adjoin and front together 50 feet on the westerly side of First Avenue now called Brawner Avenue, and run back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Ellen Rebecca Ramsay and Sara Lynn Hunter as equal tenants in common from Ramsay Family, L. P. by quitclaim deed of record as Instrument 20141021-0096810, said Register's Office.

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: 03-17-2025

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 17TH day of MARCH, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY