Karen Johnson Davidson County
Batch # 1276969 DEEDWARR
05/22/2025 02:29:05 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20250522-0040519

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64074
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Camille Wilson 4400 Belmont Park Terrace, #166 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131030C16600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Graves Ramsey, Trustee of the Betty M. Ramsey Living Trust, dated December 7, 2018**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Camille Wilson, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being building site No. 166 on the Plan of Arden Place Section Five, of record in Book 4955, page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty M. Ramsey by Warranty Deed from Louise P. Greer, William C. Greer, and Callie M. Greer, as joint tenants with right of survivorship and not as tenants in common, dated May 26, 1998, and recorded on May 27, 1998, of record in Book 10946, page 678, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated December 7, 2018, recorded December 13, 2018, of record in Instrument Number 20181213-0121176, said Register's Office, subject property was conveyed to Betty M. Ramsey and James Graves Ramsey and Lee Winter Ramsey, Trustees of the Betty M. Ramsey Living Trust. The trust agreement dated December 7, 2018, grants James Graves Ramsey power to act on behalf of all trustees without consent, approval or joinder.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4955, page 41, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 5091, page 66, Instrument No. 20070816-0098235, Instrument No. 20140801-0069316, Instrument No. 20171017-0106296, and Instrument No. 20211229-0171164, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Arden Place Homeowner's Association of record in Book 4749, page 634, said Register's Office

This is improved property, known as 4400 Belmont Park Terrace, # 166, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2025.

Betty M. Ramsey Living Trust dated December 7, 2018

By: James Graves Ramsey, Trustee
James Graves Ramsey, Trustee

State of Tennessee
County of Davidson

On this 21st day of May, 2025, before me the undersigned authority, personally appeared **James Graves Ramsey, Trustee of the Betty M. Ramsey Living Trust, dated December 7, 2018**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Sworn and subscribed before me this 21st day of May, 2025.

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Notary

My Commission Expires: