Karen Johnson Davidson County
Batch# 1285278 DEEDQC
06/17/2025 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250617-0047557

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Carolyn Ann Rambo, Trustee Carolyn Ann Rambo Trust 1631 South Observatory Drive Nashville, TN 37215	New Owner 1108 Warrior Drive Franklin, TN 37064	117 15 0 087.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2025.

Notary Public

My Commission Expires: 3/20/2028
(Affix Seal)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn Rambo, a married woman**, hereinafter referred to as the Grantor, hereby quitclaims unto **Carolyn Ann Rambo, Trustee of the Carolyn Ann Rambo Trust dated March 30, 2019**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 16, Plat of Section One, Green Hills Subdivision, according to survey and plat of same appearing of record in Book 547, page 128, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carolyn Rambo, a married woman, by Warranty Deed from Marguerite Jane Suter Becker, as to a one-half (1/2) undivided interest, and Carolyn S. Muller and Joy Putnam Dahl, Trustees under the Carolyn S. Muller Trust dated June 29, 2009, as to a one-half (1/2) undivided interest, of record in Instrument No. 20250606-0044738, Register's Office for Davidson County, Tennessee, dated June 6, 2025 and recorded on June 6, 2025.

Being the same property conveyed to Marguerite Jane Suter Becker, as to a one-half (1/2) undivided interest and Carolyn S. Muller and Joy Putnam Dahl, Trustees under the Carolyn S. Muller Trust, dated June 29, 2009, as to a one-half (1/2) undivided interest by Quitclaim Deed from Marguerite Jane Suter Becker and Carolyn Louise Suter Putnam now known as Carolyn S. Muller, of record in instrument No. 20250606-0044737, Register's Office for Davidson County, Tennessee.

for Davidson County, Tennessee. The said Margaret Rychen Suter having died on November 19, 2013, her Last Will & Testament having been probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 13P-2056.

This is improved property known as: **1631 South Observatory Drive, Nashville, TN 37215.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 11 day of June, 2025.

GRANTOR:

Carolyn Rambo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carolyn Rambo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 10th day of June, 2025.

Notary Public
My Commission Expires: 9-11-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 06/17/2025.

Affiant Signature

06/17/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/17/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

