Karen Johnson Davidson County
Batch# 1342215 DEEDQC
11/05/2025 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251105-0088179

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Mose T. Ramieh

Mose T. Ramieh (a/k/a Mose Thomas Ramieh III), Affiant

Subscribed and sworn to before me this 9th day of September, 2025.

Connor McDonald

Notary Public
My Commission Expires: 03/03/2026

Notarized online using audio-video communication

Connor D. McDonald
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 03/03/2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Mose Thomas Ramieh III, Co-Trustee Dusti Dawn Ramieh, Co-Trustee 1604 Franklin Avenue Nashville, TN 37206	Same	083-06-219

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Mose T. Ramieh (a/k/a Mose Thomas Ramieh III) and wife Dusti D. Ramieh,** the **"Grantors"**, do hereby convey and quitclaim unto **Mose Thomas Ramieh III and Dusti Dawn Ramieh, Co-Trustees of the Ramieh 2025 CP Trust dated May 23, 2025**, a trust, the **"Grantee"**, all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 9th day of September, 2025.

Mose T. Ramieh

Mose T. Ramieh (a/k/a Mose Thomas Ramieh III)

Dusti D. Ramieh

Dusti D. Ramieh

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, Connor D. McDonald, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Mose T. Ramieh (a/k/a Mose Thomas Ramieh III) and Dusti D. Ramieh, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 9th day of September, 2025.

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Connor D. McDonald
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 03/03/2026

Connor McDonald

Notary Public

My Commission Expires: 03/03/2026

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plat of Subdivision of the J.S. Dunbar Home Place, as found in Book 332, page 156, said Register's Office, and part of Old Franklin Avenue line and New Franklin Avenue, as opened by deed of record in Book 409, page 535, said Register's Office, described together as follows:

BEGINNING on the southerly margin of New Franklin Avenue, 120.0 feet, eastwardly from the easterly margin of 16th Street; thence with the southerly margin of said Franklin Avenue, easterly 50.0 feet; thence southerly, parallel with said 16th Street and passing the corner of Lots Nos. 9 and 10 at 50.0 feet, in all 246.0 feet, more or less, to the northerly margin of an alley; thence with said alley, westerly 50.0 feet, to the corner of Lots Nos. 10 and 11; thence northerly with the line between said Lots Nos. 10 and 11, 246.0 feet, more or less, to the beginning.

Being the same property conveyed to Mose T. Ramieh and wife Dusti D. Ramieh, by Warranty Deed from Linda A. Mattson, a single person, of record in Book 11303, pages 338-340, dated December 1, 1998, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1604 Franklin Avenue, Nashville, Tennessee 37206.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 September 9, 2025 (date of document).

Affiant Signature

10/28/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

