| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **5123 Harding Trust,<br>1600 West End Ave., Ste. 1100<br>Nashville, TN 37203** | **116-13-105** | **SAME** |
| This instrument prepared by: Carter Shelton Jones, PLC<br>2021 Richard Jones Road, Suite 240, Nashville, TN 37215 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **John Arthur Ramsey III, Laurence Perry Ramsey and Robert Chaffin Ramsey, Successor Co-Trustees of the Mary Elizabeth Ramsey Revocable Trust dated June 20, 2024 (Mary Elizabeth Ramsey having died on July 21, 2025)** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to the **5123 Harding Trust** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **5123 Harding Pike, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 17th day of November, 2025.

Notary Public
My Commission Expires 06/20/2027

Karen Johnson Davidson County
Batch # 1349386 DEEDQC
11/21/2025 09 22 21 AM 5 pgs
Fees $27 00 Taxes $0 00

20251121-0093079

perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 12th day of NOVEMBER, 2025.

**JOHN ARTHUR RAMSEY III, TRUSTEE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Arthur Ramsey III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12th day of Nov, 2025.

Notary Public

My Commission Expires:
May 8, 2028

DENISE H LEPSELTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 11 day of November, 2025.

Robert Chaffin Ramsey Trustee

**ROBERT CHAFFIN RAMSEY, TRUSTEE**

ANNE MARIE MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Chaffin Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 11 day of November, 2025.

Anne Marie Morgan
Notary Public

My Commission Expires:
7-2-22

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 11th day of Nov, 2025.

Laurence Perry Ramsey

**LAURENCE PERRY RAMSEY, TRUSTEE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laurence Perry Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

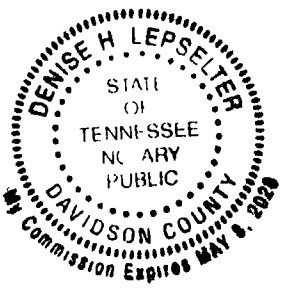
WITNESS my hand and seal at office in Nashville, Tennessee, on this the 11th day of Nov, 2025.

Denise H Lepselter

Notary Public

My Commission Expires:

May 8, 2028



## EXHIBIT A

## (Legal Description of the Property)

**Being part of Lot No. 12 on the Plan of H. B. Alexander's Subdivision of the Byron Martin property, as of record in Book 1130, page 46, Register's Office for Davidson County, described as follows:**

**BEGINNING on the Easterly margin of Harding Road at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, Eastwardly 125 feet; thence southwardly and parallel with Harding Road 35 feet; thence Westwardly 125 feet to the Easterly margin of Harding Road; thence with said road Northwardly 35 feet to the beginning.**

This conveyance is made subject to an easement for telephone lines of record in Book 1207, page 547, and to a perpetual easement of ingress and egress of a strip of land 9 feet wide, 35 feet long in the rear of the property in question, and also a perpetual easement for ingress and egress across a strip of land 12 feet wide, 125 feet long lying immediately Southwest of the property in question, and restrictive covenants, of which are described in deed of record in Book 2139, page 18, Register's Office for said County.

BEING the same property conveyed to the Mary Elizabeth Ramsey Revocable Trust dated June 20, 2024, from Mary Elizabeth Ramsey, unmarried, by Quitclaim Deed recorded on June 27, 2024, Instrument Number 20240627-0048146, as of record in the Register's Office for Davidson County, Tennessee.