| | |
|---|---|
| Karen Johnson<br>Batch # 1382837<br>02/19/2026 12:18:10 PM<br>Fees: $12.00 Taxes: $0.00<br>20260219-0013297<br>Davidson County<br>DEEDQC<br>2 pgs | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 2026.<br>Notary Public<br>MY COMMISSION EXPIRES: 1/22/2030<br>(AFFIX SEAL)<br>JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030 |

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **THE RAML FAMILY REVOCABLE LIVING TRUST** | **SAME** | **142-11-0-112** |
| (NAME)<br>**504 Westward Winds Drive** | (NAME) | |
| (ADDRESS)<br>**Nashville, TN 37221** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

For and in consideration of the sum of ten dollars, we, **Erica C. Raml and Dennis Raml, wife and husband,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Erica C. Raml and Dennis Raml, Trustees of THE RAML FAMILY REVOCABLE LIVING TRUST, dtd 02/13/2026,** established by **The Trust Agreement of THE RAML FAMILY REVOCABLE LIVING TRUST, dtd 02/13/2026**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

*Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Westward Winds of record in Plat Book 3700, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.*

*Being the same property conveyed to Kenneth H. Riggs and Carolyn Riggs, husband and wife, by deed from Evelyn L. Griffin, single, and Claudia Griffin Loring, married, of record in Instrument No. 20111121-0091217, Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on November 21, 2011.*

*Further being the same property conveyed to Erica C. Raml and Dennis Raml, wife and husband, from Kenneth H. Riggs and Carolyn Riggs, husband and wife, by Warranty Deed dated February 10, 2021, of record in 20210212-0020219, Register's Office for Davidson County, Tennessee.*

*This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.*

*Said previous conveyance included for reference.*

Unimproved ( )
This is improved ( X ) property, known as: **504 Westward Winds Drive, Nashville, TN 37221.**

Witness our hands, this the 13th day of February, 2026.

**Dennis Raml**

**Erica C. Raml**

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**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 **Dennis Raml** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 13th day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

**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 **Erica C. Raml** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 13th day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030