Karen Johnson Davidson County
Batch# 1386475 DEEDQC
02/27/2026 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260227-0015627

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 Thomas Ramieh III, Affiant

Notarized online using audio-video communication

Subscribed and sworn to before me this 26th day of February, 2026.

Connor McDonald

Notary Public
My Commission Expires: 03/03/2026

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

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	083-13-0-232.00

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 Ramieh, III and Dusti Ramieh, husband and wife,** 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 Grantors' 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 26th day of February, 2026.

Mose T. Ramieh
Mose Ramieh, III

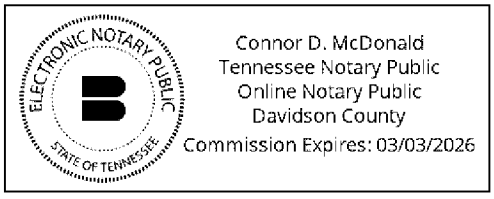
Dusti D. Ramieh
Dusti Ramieh

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Connor McDonald, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Mose Ramieh, III and Dusti 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 26th day of February, 2026.

Notarized online using audio-video communication



Connor McDonald
Notary Public

My Commission Expires: 03/03/2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, Tennessee of record in Plat Book 57, Page 70, 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 Mose Ramieh, III and Dusti Ramieh, husband and wife, by Warranty Deed from Kiesa Kelly, unmarried, of record in Instrument No. 20200504-0046472, dated May 1, 2020, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 515 S. 11th Street, 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, **Connor D. McDonald,** 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 February 26, 2026 (date of document).

Affiant Signature

February 26
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 26th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

