Karen Johnson
Batch # 1391694
03/12/2026 09:35:40 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260312-0019655

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSE COUNTY OF DAVIDS(The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 11th day of March, 2026. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

QUITCLAIM DEED

Address New Owner: Sara Ramsay Hunter Revocable Trust P.O. Box 354 Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: 04216010900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sara Lynn Hunter** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **the Sara Ramsay Hunter Revocable Trust,** its heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 and the southerly 8 feet of Lot No. 9 of Block "A" on the Map of Forest Park Subdivision at Madison, Tennessee, of record in Book 845, Page 71, Register's Office for said County.

Said Lot No. 8 and part of Lot No. 9 front together 30 feet on the easterly side of Gallatin Pike and run back between parallel lines 130 feet to a dead line on which they measure 30 feet.

Being the same property conveyed to Ellen Rebecca Ramsay and Sara Lynn Hunter as equal tenants in common from Ramsay Family, L.P. by Quitclaim Deed of record in Instrument No. 20141021-0096808, Register's Office of Davidson County, Tennessee.

Ellen Rebecca Ramsay conveyed her interest to the Ellen Rebecca Ramsay Common Tenancy Trust u/a/d March 17, 2025 by Quitclaim Deed of record in Instrument No. 20250507-0035692, Register's Office of Davidson County, Tennessee

Sara Lynn Hunter and Sara Ramsay Hunter one and the same

This is property known as 209 Gallatin Road, Madison, TN 37115.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February 2026.

Sara Lynn Hunter
Sara Lynn Hunter

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sara Lynn Hunter**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2026.

Karen L Osmeak
Notary Public

My Commission Expires: 7/2/29

