Karen Johnson
Batch # 1400503
04/02/2026 11:57:00 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260402-0026488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-30

(AFFIX SEAL)

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 RAMSEY FAMILY REVOCABLE LIVING TRUST	**SAME**	**142-00-0-326.00**
(NAME) **166 Hicks Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Carolyn Ramsey and Charles Ramsey, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Carolyn Ramsey and Charles Morgan Ramsey, Trustees of THE RAMSEY FAMILY REVOCABLE LIVING TRUST, dtd 03/31/2026,** established by **The Trust Agreement of THE RAMSEY FAMILY REVOCABLE LIVING TRUST, dtd 03/31/2026,** 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 grantees, and the grantees' 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. 2 on the Plan of Devon Woods First Revision of record in Book 9700, Page 17, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Being a portion of the same property conveyed to Angela M. Jackson, unmarried by Warranty deed from W. H. Eason, Jr., married of record in Instrument No. 20050902-0105751 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carolyn Ramsey and Charles Ramsey, husband and wife, from Angela M. Jackson, unmarried, by Warranty Deed dated October 11, 2022, of record in Instrument No. 20221012-0112021, Register's Office for Davidson County, Tennessee.

The said Charles Ramsey and Charles Morgan Ramsey are one in the same for purposes of this transaction.

Said conditions, covenants and restrictions contain an assessment for common charges which constitute a lien against the property.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **166 Hicks Road, Nashville, TN 37221.**

Witness our hands, this the 31st day of March, 2026.

Charles Ramsey
Charles Ramsey

Carolyn Ramsey

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 **Charles Ramsey** 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 31st day of March, **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 **Carolyn Ramsey** 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 31st day of March, **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