THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Albert & Ellen Ragland, Trustees 2535 Timwood Drive Nashville, TN 37214	SAME AS NEW OWNER	073 03 0 043.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Albert Lee Ragland** and **Ellen Franklin Ragland**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim unto **Albert Lee Ragland and Ellen Franklin Ragland, Trustees of The Ragland Revocable Living Trust**, dated April 22, 2026, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 43 on the Plan of Section I, Sutherland Heights, as of record in Book 2663, page 18, Register's Office for said County, and described as follows:
>
> Said Lot No. 43 fronts 44.6 feet on the northerly side of Timwood Drive and runs back between lines, 171.6 feet on the easterly line and 170.8 feet on the southwesterly line to a dead line in the rear which is a broken line, on which it measures 221.5 feet.

Karen Johnson Davidson County
Batch # 1411996 DEEDQC
04/28/2026 09:27:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260428-0036784

Being the same property conveyed to Albert L. Ragland and wife, Ellen F. Ragland, from Roy L. Thomas and wife, Katherine S. Thomas, by Warranty Deed of record in Book 4464, Pages 196-197 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2535 Timwood Drive, Nashville, Tennessee 37214.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 22 day of April, 2026.

Albert Lee Ragland

Albert Lee Ragland, Grantor

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 **Albert Lee Ragland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of April, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 22 day of April, 2026.

Ellen Ragland

Ellen Franklin Ragland, Grantor

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 **Ellen Franklin Ragland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of April, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman
Notary Public

