QUITCLAIM DEED

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

DM-FP-26-3708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Howard Ramsey	**Same as new owner**	
(NAME) **3708A Wharton Drive**	(NAME)	**14802010100**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY LOU RAMSEY, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BRIAN HOWARD RAMSEY, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 3, on the Plan of Corlew Subdivision, of record in Book 8250, Page 902, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Keith E. Ramsey by Warranty Deed from Leland D. Watts, married of record in Instrument No. 20080507-0047178 Register's Office for Davidson County, Tennessee, dated April 30, 2008 and recorded on May 7, 2008.

Keith E. Ramsey having since died on February 25, 2025. His interest in the subject property vested at her death in Mary Lou Ramsey as evidenced by Affidavits of Heirship of record in Instrument No. 20250414-0027781 and Instrument No. 20250925-0076531 and Instrument No. 20260602-0049394.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3708A Wharton Drive, Nashville, Tennessee 37211**.

Karen Johnson
Batch # 1427123
06/02/2026 10:27:10 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260602-0049395

Witness my/our hand(s) this the 9th day of MAY, 2026.

Mary Lou Ramsey

Mary Lou Ramsey

STATE OF ~~TENNESSEE~~ Ohio ← OR
COUNTY OF ~~DAVIDSON~~ Athens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Lou Ramsey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 9th day of May, 2026.

Elson Miler Rouse
Notary Public
My Commission Expires: 2-01-31
(SEAL)

NOTARIAL SEAL
STATE OF OHIO

ELSON MILER ROUSE
Notary Public, State of Ohio
My Commission Expires
2-01-31

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212