THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9628-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 905,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2026. Notary Public MY COMMISSION EXPIRES: 9-7-26 (AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1429402 DEEDWARR
06/08/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20260608-0051401

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Ramsey and Alyssa Ramsey	Legacy Home Loans, LLC dba Steadfast Mortgage	
1413 Hampshire Place	408 Highway 76	146-16-0A-084.00-CO
Nashville, TN 37221	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donald L. Meyer, Trustee under The Donald L. Meyer Revocable Trust u/a/d 9/23/2005, an undivided one-half interest, and Barbara F. Meyer, Trustee under The Barbara F. Meyer Revocable Trust u/a/d 9/23/2005, an undivided one-half interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Ramsey and Alyssa Ramsey, husband andwife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot number 84 on the Plan of Devon Park, Phase II, a Plan of which is of record in Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Donald Meyer and wife, Barbara Meyer by Warranty Deed from Douglas W. Van Hook and wife, Margaret S. Van Hook, Individually and as Co-Trustees of the Van Hook Family Revocable Living Trust Agreement dated June 12, 2007 of record in Instrument No. 20080327-0030758 Register's Office for Davidson County, Tennessee, dated March 24, 2008 and recorded on March 27, 2008.

Being the same property conveyed to Donald L. Meyer, Trustee under The Donald L. Meyer Revocable Trust u/a/d 9/23/2005, an undivided one-half interest, and Barbara F. Meyer, Trustee under the Barbara F. Meyer Revocable Trust u/a/d 9/23/2005, an undivided one-half interest, by Quit Claim Deed from Donald Meyer and wife, Barbara Meyer of record in Instrument No. 20101001-0078291 Register's Office for Davidson County, Tennessee, dated September 08, 2010 and recorded on October 01, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1413 Hampshire Place, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4 day of June, 2026.

The Donald L. Meyer Revocable Trust u/a/d 9/23/2005

BY: Donald L. Meyer Trustee
Donald L.Meyer, Trustee

The Barbara F. Meyer Revocable Trust u/a/d 9/23/2005

BY: Barbara F. Meyer, Trustee
Barbara F. Meyer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared Donald L. Meyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Donald L. Meyer Revocable Trust u/a/d 9/23/2005, the within named bargainor, a TRUST, and that he has executed the within instrument for the purposes stated therein by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal this the 4 day of June 2026.

Notary Public my commission expires: 11-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared Barbara F. Meyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Barbara F. Meyer Revocable Trust u/a/d 9/23/2005, the within named bargainor, a TRUST, and that she has executed the within instrument for the purposes stated therein by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal this the 4 day of June, 2026.

Notary Public my commission expires: 11-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 6/4, 2026.

Affiant
Date: June 4, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4 day of June, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

