QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1448899 DEEDQC
07/17/2026 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260717-0064994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Vincent Ames
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2026.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Vincent Ames Family Trust & The Ames Living Trust	**Same as New Owner**	
(NAME)	(NAME)	
1822 Wildwood Ave.		**117040E00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **VINCENT AMES AND DIANA J. AMES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **VINCENT AMES, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE VINCENT AMES FAMILY TRUST, DATED OCTOBER 3, 1997 AND ANY AMENDMENTS THERETO, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND DIANA J. AMES, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE AMES LIVING TRUST, DATED JANUARY 25, 2000, AND ANY AMENDMENTS THERETO, AS TO AN UNDIVIDED ONE-HALF INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee, being Unit B of Wildwood Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Wildwood Townhomes of record in Instrument No. 20061009-0125162, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Wildwood Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20061009-0125162, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Vincent Ames and Diana J. Ames, husband and wife, by Warranty Deed from Michael Thomas Schrampf and Jennifer Jane Schrampf, husband and wife, as joint tenant with rights of survivorship, of record in Instrument No. 20260603-0050216, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X__ **improved** property known as: 1822 Wildwood Ave, Nashville, TN 37212.

Witness our hands this the 16th day of July, 2026.

Vincent Ames
Vincent Ames

Diana J. Ames
Diana J. Ames

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July 2026, before me personally appeared Vincent Ames, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July 2026.

Megan Paulus
Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July 2026, before me personally appeared Diana J. Ames, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July 2026.

Megan Paulus
Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

RETURN TO:
The Vincent Ames Family Trust & The Ames Living Trust
1822 Wildwood Ave.
Nashville, TN 37212

True Copy Certification

I, **Megan Paulus,** do hereby make oath that I am a licensed attorney and/or the 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 this the 16th day of July, 2026.

Affiant Signature
Date 7/16/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027