AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190046354LD

Karen Johnson Davidson County
Batch# 311107 DEEDQC
11/05/2019 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191105-0113961

THIS DOCUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 080 08 0 269.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of October, 2019, by and between **Lisa G. Ford F/K/A Lisa Carter, a married woman who acquired title as unmarried, joined in execution by her spouse, Timothy D. Ford,** a mailing address of 3216 Mexico Dr, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Timothy D. Ford and Lisa G. Ford, husband and wife,** a mailing address of 3216 Mexico Dr, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3216 Mexico Dr, Nashville, TN 37218

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Lisa Carter, an unmarried woman from R. E. O. Resource Group in a prior Deed recorded under Book 10011, Page 711, recorded on 04/11/1996 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lisa G. Ford

F/K/A Lisa Carter

Timothy D. Ford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Lisa G. Ford F/K/A Lisa Carter and Timothy D. Ford, the within named Grantor, 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 hand and seal, at office in Nashville, Tn, this 18 day of October, 2019.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 18 day of October, 2019.

Notary Public
My Commission Expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
Timothy D. Ford and Lisa G. Ford
3216 Mexico Dr
Nashville, TN 37218

Name and address of property owner:
Timothy D. Ford and Lisa G. Ford
3216 Mexico Dr
Nashville, TN 37218

LEGAL DESCRIPTION

The following described property:

Being Lot No. 55 on the Plan of Bordeaux Hills Subdivision, Section 4, as of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed from R.E.O. Resource Group to Lisa Carter, an unmarried woman in Deed dated April 5, 1996 and recorded on April 11, 1996 in Book/Page: 10011/711

Parcel/APN/Tax ID: 080 08 0 269.00

True Copy Certification

I, **Jennifer Terranova**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022