Karen Johnson Davidson County
Batch# 369952 DEEDQC
03/10/2020 10:42:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200310-0026736

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 4th day of FEBRUARY. Notary Public My Commission Expires: 3/1/2

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Stephen P. Ford and Sherri L. Ford, Trustees 2570 Snowbird Hollow Road Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: 107 00 0 021.02

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Stephen P. Ford and wife, Sherri L. Ford** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Stephen P. Ford and Sherri L. Ford, Trustees of The Stephen and Sherri Ford Family Trust dated December 19, 2019** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described in the attached "Exhibit A."

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

This is property known as 930 Massman Drive Nashville, TN 37217.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of Feb. 2020.

Stephen P. Ford

Sherri L. Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen P. Ford and Sherri L. Ford,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4TH day of FEBRUARY, 2020.

Notary Public

My Commission Expires: OCT. 6, 2021

JENNIFER L. HOPPS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

LAND in the 13th Councilmanic District of Davidson County, Tennessee, being bounded on the North by McCarter, the East by Bel-Air Subdivision, Section 2, the South by Five Oaks Subdivision and Mulugetta and West by the easterly margin of Massman Drive and more particularly described according to a survey by Campbell,McRae and Associates, Surveying, Inc. (John A. Hood TN RLS #1838) dated October 30, 2001.

BEGINNING at an iron rod (new) in the easterly margin of Massman Drive, said point being S20°49'49"E, 165 feet from the northwest corner of McCarter/Jeffries (Book 6940, Page 682, RODC); thence with the south line of McCarter/Jeffries, N69°23'45"E, 645.70 feet to an iron rod (Old) in the westerly line of Bel-Air Subdivision, Section 2, (Book 2900/29-32 R.O.D.C.) and the northeast corner of this tract; thence with the westerly line of Bel-Air Subdivision, Section 2, S24°47'41"E, 338.83 feet to an iron pipe (Old) the southeast corner of this tract and a common corner with Five Oaks Subdivision (Book 5200/456 R.O.D.C.); thence with the northerly line of Five Oaks Subdivision S69°57'10"W 444.69 feet to an iron pipe (Old) a common corner with Mesfin Mulugetta (Inst.#20001012101352 R.O.D.C.); thence with the east line of Mulugetta N22°15'39"W, 89.86 feet to an iron rod (Old); thence with the northerly line of Mulugetta S69°40'55"W, 222.24 feet to an iron pipe (Old) in the easterly margin of Massman Drive, said point being the northwest corner of Mulugetta and the southwest corner of this tract; thence with the easterly margin of Massman Drive N20°49'49"W, 242.67 feet to the point of beginning and containing 4.59 acres, more or less.

Being the same property conveyed to Stephen P. Ford and wife, Sherri L. Ford by Warranty Deed of record in Instrument No. 2001108-0122817, Register's Office of Davidson County, Tennessee.