QUITCLAIM DEED
"THIS INSTRUMENT WAS PREPARED SOLEY FROM AND AT THE DIRECTION OF THE PARTIES TO THIS TRANSACTION

Karen Johnson Davidson County
Batch# 450900 DEEDQC
08/05/2020 11:22:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20200805-0086824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER {S GREATER, FOR THIS TRANSFER IS $ 0 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE THIS 31st DAY OF July 2020.

NOTARY PUBLIC

My Commission Expires: November 6, 2023

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and address of owner:	Send tax bills to:	Ma /Parcels:
Patrick Andrew Ford 2709 Traughber Drive Nashville, TN 37206	Same as owner	Map: 73-13 Parcel: 99.00

Prepared by:
Susan B. Evans, Attorney at Law, P.O. Box 121871 Nashville TN 37212-1871

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollar ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, H. Fred Ford, Sr., the Grantor, hereby transfers and conveys unto Patrick Andrew Ford, the Grantee, his heirs and assigns, all of my the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Mailon Heights, as of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee

Said Lot No. 9 fronts 70 feet on the northly margin of Traughber Drive and extends back 162.7 feet on the easterly line and 161.5 feet on the westerly line to a rear line measuring 70.1 feet thereon.

Being all the same property conveyed to H. Fred Ford, Trustee, with full power to sell, transfer, mortgage, and convey without the joinder of any beneficiary, by deed from James T. Palmer, Jr., a single man, of record in Book 5751, page 689, said Register's Office. Subsequently, by terms of the Trust, the Trust having terminated on August 29, 1992, and by terms of the Trust the title having vested in H. Fred Ford, Sr., grantor of said Trust. A copy of said Trust Agreement is attached as Exhibit "A".

This property is not now or ever has been the marital residence of the Grantor.

This conveyance is subject to the plan, restrictive covenants and easements of record in the Register's Office for said county and to all applicable local government planning, building and zoning regulations.

Kelly Lynn Ford NKA Kelly Lynn Wallace and Howard Frederick Ford, Jr., beneficiaries of said trust, join in this conveyance to relinquish any and all interest they may have acquired from said trust agreement.

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.

No abstract or survey furnished for preparation of this instrument.

The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

Witness my hand this the 22nd day of July, 2020.

H. Fred Ford, Sr.

Howard Frederick Ford, Jr.,

Kelly Lynn Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, H. Fred Ford, Sr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of July, 2020.

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/7/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Howard Frederick Ford, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of July, 2020.

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/7/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee the 2nd day of July, 2020.

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/7/24

EXHIBIT "A"

TRUST AGREEMENT

TRUST AGREEMENT, made between H. FRED FORD of Williamson County, Tennessee, (hereinafter called the "Grantor"), and H. FRED FORD of Williamson County Tennessee, (hereinafter called the "Trustee"). This trust is created for the benefit of my children, KELLY LYNN FORD, HOWARD FREDERICK FORD, JR., and PATRICK ANDREW FORD, (hereinafter called "Beneficiaries").

1. Trust Property. The Grantor hereby assigns and delivers to the Trustee the property listed in the schedule attached, receipt of which is hereby acknowledged, to be held in trust for the purposes herein expressed and subject to the conditions herein provided.

2. Dispositive provisions. The Trustee shall hold, manage, invest, and reinvest the trust property, and shall apply and distribute the income and principal of the trust property as follows:

(a) The Trustee shall pay the net income from the trust property to the beneficiaries at such intervals as the Trustee shall determine during the term of this trust. Any undistributed income at the termination of this trust shall be paid to the beneficiaries or to their estate if any of them is not then living.

(b) This trust shall terminate on August 29, 1992, or upon the death of the last to die of the beneficiaries if they all die before then, and upon such termination the principal of this trust shall be paid over to the Grantor if he is then living.

(c) If the Grantor is not living at the time this trust terminates, the principal of this trust shall be paid over to the estate of the Grantor.

3. Trustee's powers. In the administration of the trust, the Trustee shall have the following powers:

(a) The Trustee shall have the power to apply for, cause to be assigned to the Trustee, hold, and exercise any incident of ownership in any policy of insurance on the life of any person other than the Grantor, and pay the premiums thereon.

(b) The Trustee shall have the power to lend money to or purchase assets from the estate of the Grantor, and shall not be accountable for any loss resulting from any such transaction.

(c) The Trustee shall have the power to determine what is principal or income of the trust fund and to apportion and allocate receipts and expenses between these accounts.

(d) The Trustee is authorized to engage in any business deemed advisable as a general or special partner therein; to incorporate any such business and hold the shares thereof as an investment; and to employ agents to manage and operate any such business without liability for the acts of any such agent, or for any loss, liability, or indebtedness of such business, if the management is selected or retained with reasonable care.

(e) The Trustee may invest and reinvest the trust assets in bonds, corporate shares, notes, mortgages, real estate, or in such other property, real or personal, as shall appear to be in the best interests of the trust. The Trustee shall have as wide a latitude in the selection and making of any investments or reinvestments of the corpus and income of the trust property, or in borrowing or lending money for the benefit and use of the trust fund, as if the absolute owner thereof, irrespective of any statute or rule of law limiting the investment of trust funds.

(f) The Trustee may publicly or privately, and without order of any court, mortgage, create a security interest in, pledge, or sell for its fair market value any or all of the trust property and any reinvestments thereof from time to time, and may lease such property for periods beginning or ending after the termination of the trust. No purchaser, secured party, or mortgagee shall be obligated to see to the application of any purchase, loan, or mortgage money.

(g) The Trustee shall have the power to make any division or distribution of income or corpus in kind or partly in kind and partly in money, and to determine the value of any property so divided or distributed.

(h) The Trustee is authorized to cause any securities or other property, real or personal, belonging to the trust to be held or registered in his name, or in the name of his nominee, or in such other form as he deems best, without disclosing the trust relationship.

(i) The Trustee is authorized to sell to the income beneficiary of this trust any of the property held in this trust upon payment by the income beneficiary to the Trustee of the then fair market value of such property. The Trustee may make loans to the income beneficiary, with or without security, upon satisfactory terms without liability for any losses that may result from any such transaction.

(j) Each and every power and right granted to the Trustee may be exercised without any order of any court and without any notice or consent of anyone.

4. Exercise of powers. The Trustee may freely act under all or any of the powers of this Agreement given in all matters concerning the trust, after forming judgment based upon all the circumstances of any particular situation as to the wisest and best course to pursue in the interest of the trust and the beneficiaries hereunder, without the necessity of obtaining the consent or permission of any person interested therein, or the consent or approval of any court, and notwithstanding that he may also be acting individually, or as a trustee of other trusts, or as an agent for other persons or corporations interested in the same matters, or may be interested in connection with the same matters as a shareholder, director, or otherwise; provided, however, that he shall exercise such powers at all times in a fiduciary capacity primarily in the interest of the beneficiary hereunder.

5. Limitation on powers. Notwithstanding anything herein contained to the contrary, no power enumerated herein or accorded to trustees generally pursuant to law shall be construed to enable any person to purchase, exchange, or otherwise deal with or dispose of the corpus or income of the trust for less than an adequate or full consideration in money or money's worth, or to enable any person to borrow the corpus or income of the trust, directly or indirectly, without adequate interest or security. No person, other than the Trustee, shall have or exercise the power to vote or direct the voting of any corporate shares or other securities of the trust, to control the investment of the trust either by directing investments or reinvestments or by vetoing proposed investments or reinvestments, or to reacquire or exchange any property of the trust by substituting other property of an equivalent value.

6. Successor trustee. In the event of the death, resignation, or incapacity of any Trustee, the following persons, in the order named, shall be the successor Trustee: MRS. H. FRED FORD. Every successor Trustee shall have the same duties and powers, as are conferred and assumed by this agreement upon the appointed Trustee.

7. Bond. No Trustee appointed hereunder shall be required to give any bond or other security for the faithful performance of his duties and powers.

8. Situs. This Agreement shall be governed by the laws of the State of Tennessee.

IN WITNESS WHEREOF the Grantor and the Trustee have executed this trust Agreement on this 25th day of August, 1982.

H. Fred Ford

Grantor

H. Fred Ford

Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. FRED FORD with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Suite 1812, Parkway Towers, Nashville, Tennessee, this 25th day of August, 1982.

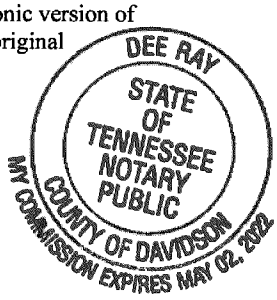
Linda Brenda M. Perry
Notary Public

My Commission Expires:
7/12/85

202008050086824

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public