Karen Johnson Davidson County
Batch# 553828 DEEDQC
01/13/2021 03:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210113-0006136

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CURTIS G. FORD
GINA C. FORD
5668 CHESTNUTWOOD TRAIL
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

CURTIS G. FORD
GINA C. FORD
5668 CHESTNUTWOOD TRAIL
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CURTIS G. FORD, who incorrectly acquired title as GLEN C. FORD, and GINA C. FORD, husband and wife (herein, "Grantor"), whose address is 5668 Chestnutwood Trail, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to CURTIS G. FORD and GINA C. FORD, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 5668 Chestnutwood Trail, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5668 Chestnutwood Trail, Hermitage, TN 37076

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 098 05 0A 117.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 12th day of December, 2020.

GRANTOR:

Curtis G. Ford, who incorrectly acquired title as Glen C. Ford

CURTIS G. FORD, who incorrectly acquired title as GLEN C. FORD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CURTIS G. FORD, who incorrectly acquired title as GLEN C. FORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2020.

[Affix Notary Seal]

Crystal E. Banks

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

GRANTOR:

Gina C. Ford

GINA C. FORD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GINA C. FORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2020.

[Affix Notary Seal]

Crystal E. Banks

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Curtis G. Ford
CURTIS G. FORD

Subscribed and sworn to under oath before me, this 12th day of December, 2020 by CURTIS G. FORD.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Grantee:

Grantee signature: Gina C Ford
GINA C. FORD

Subscribed and sworn to under oath before me, this 12th day of December, 2020 by GINA C. FORD.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY. TENNESSEE, BEING LOT NO. 126 ON THE PLAN OF SECTION FOUR, HAMPTON HALL, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11700. PAGE 2. IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000823-0083276 on August 23, 2000.

PIN NO: 098 05 0A 117.00

STREET ADDRESS: 5668 Chestnutwood Trail, Hermitage, TN 37076

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-042838 (MD)

True Copy Certification

I, Perre M. Cabell, 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.

Signature

State of Mississippi

County of Hancock

Personally appeared before me, Neisha L. Schwartz, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

