Karen Johnson Davidson County
Batch# 741109 DEEDQC
10/21/2021 01:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211021-0141503

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-1085788

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Reginald D. Ford and Katie L. Ford	Reginald D. Ford and Katie L. Ford	083020L00100CO
1515 McKennie Avenue, Unit A	1515 McKennie Avenue, Unit A	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, REGINALD FORD also known as REGINALD D. FORD, a married person, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto REGINALD D. FORD and KATIE L. FORD, a married couple, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1515 McKennie Avenue, Unit A, Nashville, TN 37206, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being part of Lot 18, Unit A, as shown on Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for 1515 McKennie Cottages, a Horizontal Property Regime with Private Elements recorded at Instrument Number 20150416-0033641 in the Register's Office of Davidson County, Tennessee.

Tax ID No.: 083020L00100CO

BEING the same property conveyed to Reginald Ford herein by Deed recorded as Instrument No. 20170309-0023484, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1515 McKennie Avenue, Unit A, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of October, 2021.

Reginald Ford also known as Reginald D. Ford

REGINALD FORD also
known as REGINALD D. FORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that REGINALD FORD also known as REGINALD D. FORD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 09 day of 10, 2021.

Clinton Bryant
Notary Public
My Commission expires:

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2025
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 .

Reginald D. Ford
REGINALD D. FORD

Katie L. Ford
KATIE L. FORD

Subscribed and sworn to before me this 09 day of 10, 2021.

Clinton Bryant
Notary Public
My Commission expires: 03-03-25

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2025
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 oct 9 2021 (date of document).

Affiant Signature

10-18-2021

Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 18 day of oct, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499