Karen Johnson Davidson County
Batch# 781395 DEEDQC
12/29/2021 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211229-0171197

7943

STATE OF TENNESSEE

COUNTY OF DAVIDSON

NO TITLE OPINION REQUESTED FROM OR RENDERED BY THE PREPARER OF THIS INSTRUMENT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned DESHONNA S. FORD ("grantor"), an unmarried woman, does hereby remise, release, and quitclaim, to RONALD R. FORD "grantee"), an unmarried man, all her rights, title, interests and claims in or to the following described real estate, situated in the County of Davidson, State of Tennessee, to-wit: 7349 Althrop Way, Nashville Tennessee : legal description

LOT 40 LENOX VILLAGE SEC. 2 REV 1 on the plan of Revision One, Section Two, LENOX VILLAGE, of record in Instrument No 20020731-0091872, Register's Office for DAVIDSON COUNTY, to which plan reference is hereby made for a complete legal description

~~TO HAVE AND TO HOLD unto the said grantee, successors and assigns, forever.~~

This deed is given without guarantee or warranty as to the title to said property. This deed is subject to all rights of redemption existing.

This deed is given without guarantee or warranty as to any outstanding taxes which are or may be owed with regard to said property and grantee assumes all liability and responsibility for said taxes.

Given under my hand and seal, this the 28TH day of MARCH, 2019.

Deshonna S. Ford
DESHONNA S. FORD

State of Alabama
County of Madison

I, the undersigned, a Notary Public in and for said County and State, hereby certify that DESHONNA S. FORD, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 28th day of March, 2019.

NOTARY PUBLIC
My Commission Expires: 6/14/21

THIS INSTRUMENT PREPARED BY:
Jeffrey L. Cook
LAW OFFICE OF C. HOWARD GRISHAM
P.O. Box 5585
Huntsville, AL 35814
256-837-5100

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 40 on the plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald R. Ford, married man, by Warranty Deed from Linda L. Allen, unmarried, of record in Instrument Number 20061101-0135670, Register's Office for Davidson County, Tennessee, dated October 27, 2006, and recorded on November 1, 2006.

Being the same property conveyed to Ronald R. Ford, an unmarried man by Quitclaim Deed from Deshonna S. Ford, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on December _____, 2021.

Tennessee Certification of Electronic Document

I, Layla Hood, 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 3/28/2019 (date of document).

Layla Hood
Affiant Signature

12/22/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22 day of December, 2021.

Shannon Gilbert
Notary's Signature

MY COMMISSION EXPIRES: 8/9/23

NOTARY'S SEAL

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY