Karen Johnson Davidson County
Batch# 987989 DEEDQC
04/04/2023 08 35 43 AM 3 pgs
Fees $17 00 Taxes $0 00
20230404-0024269

**THIS INSTRUMENT PREPARED BY:**
**Martin Heller Potempa & Sheppard**
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

ADAM FORD, AFFIANT

Subscribed and sworn to before me, this 7th day of February 2023.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **ADAM FORD and RACHEL MODAHL, CO-TRUSTEES**<br>1803 Holly Street<br>Nashville, TN 37206 | New Owner | Map and Parcel No.:<br>08212014700 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Adam Ford and Rachel Modahl, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Adam Ford and Rachel Modahl, Co-Trustees of the Ford-Modahl Joint Revocable Trust, created November 22, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

**This is improved property known as 200 Myrtle Street, Nashville, Tennessee 37206**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the plan of Neill S. Brown's Addition of record in Plat Book 57, Page 50, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Adam Ford and Rachel Modahl, husband and wife, from Heather Dunnavant, unmarried, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20150731-0075563.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 7th day of February 2023.

**Adam Ford, Grantor**

**Rachel Modahl, Grantor**

**STATE OF TENNESSEE )**

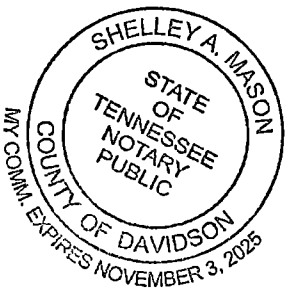
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Adam Ford,** the Grantor, 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 office, this 7th day of February 2023.

Notary Public

My Commission Expires: 11-3-2025



**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Rachel Modahl,** the Grantor, 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 office, this 7th day of February 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

