Karen Johnson Davidson County
Batch# 1048123 DEEDQC
09/11/2023 09 32 19 AM 3 pgs
Fees $12 00 Taxes $0 00
20230911-0070878

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 31st day of August 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 1803 Holly Street Nashville, TN 37206	New Owner	Map and Parcel No.: 083-14-0-011.00

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 1803 Holly Street, Nashville, Tennessee 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plat of Richardson Place Subdivision, as of record in Book 547, Page 135, Register of Deeds Office for Davidson County, Tennessee, being plans of Lot Numbers 95, 96, and 103, and part of an alley lying

south of Lot No. 103 on the Plan of Lockeland, the Chadwell Home Place, as of record in Book 57, Page 135, said Register's Office.

Said Lot No. 12 fronts 64 feet on the Northerly side of Holly Street, formerly Chadwell Street or Avenue, and runs back between parallel lines 379 feet to a dead line.

Being the same property conveyed to Adam Ford and Rachel Modahl, husband and wife, from Kerry King Ford and Theresa Ann Ford, Trustees of the Kerry and Theresa Ford Living Trust, dated October 27, 2015, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20220721-0083565.

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 31st day of August 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 31st day of August 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

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 31st day of August 2023.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

