Karen Johnson Davidson County
Batch# 1102199 DEEDQC
02/20/2024 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240220-0011129

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Mark Medford and Judith Medford, Co-Trustees of The Medford Family Trust Agreement	SAME	117130B08900CO
108 Abbottsford		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **MARK O. MEDFORD and wife, JUDITH MEDFORD**, do hereby convey to **MARK MEDFORD and JUDITH MEDFORD, Co-Trustees of THE MEDFORD FAMILY TRUST AGREEMENT dated February 14, 2024**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 108, on the plan of PHASE ONE, ABBOTTSFORD, a Planned Unit Development, of record in Plat Book 6250, Pages 419-421 as amended in Book 6771, Page 683, and corrected by Surveyors Certificate of Correction in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to MARK O. MEDFORD, and wife, JUDITH MEDFORD, by Warranty Deed dated March 18, 2011, from TERESA ANN MAISER, of record in Instrument No. 20110321-0021752, Register's Office for Davidson County, Tennessee. MARK O. MEDFORD and MARK MEDFORD are one and the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 108 Abbottsford, Nashville, TN 37215.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 14th day of February, 2024.

MARK O. MEDFORD

JUDITH MEDFORD

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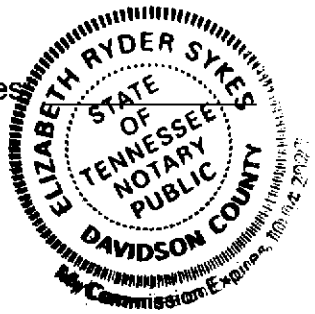
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK O. MEDFORD**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 14th day of February, 2024.

Notary Public

My commission expires:

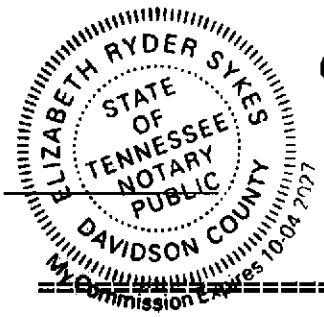


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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH MEDFORD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 14th day of February, 2024.



Notary Public

My commission expires: _____

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

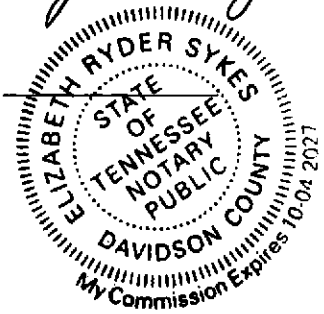
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
14th day of February, 2024.

Notary Public

My commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 February 14, 2024.

February 16, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of February, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

