Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

MICHELLE M. INGRAM, ET AL

TO: WARRANTY DEED

CHERYL K. RAIFORD, Trustee of the
FAMILY TRUST OF CHERYL KIEKO RAIFORD, dated June 3, 2021

THIS DEED OF REALTY, executed as of the 5th day of March, 2024, by and between, MICHELLE M. INGRAM, an unmarried woman, LUANNE INGRAM, an unmarried woman, and NADINE I. GUTHRIE, Trustee of the GUTHRIE REVOCABLE LIVING TRUST dated October 9, 2018 ("Grantors"), and CHERYL K. RAIFORD, Trustee of the FAMILY TRUST OF CHERYL KIEKO RAIFORD, dated June 3, 2021 and any amendments, ("Grantee").

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantors' ***one-fourth (1/4th) right, title and interest each***, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Cloverhill Subdivision, Section 5, of record in Book 2133, Page 88, Register's office for Davidson County, Tennessee.
>
> Said Lot No. 251 fronts 92 feet on the Southerly margin of Teakwood Drive and runs back between lines measuring 156.5 feet on the Easterly line and 163 feet on the Westerly line, to a broken dead line measuring 92 feet thereon.

Karen Johnson
Batch # 1113863
03/22/2024 08:53:24 AM
Fees: $28.00 Taxes: $777.00
Davidson County
DEEDWARR
5 pgs
20240322-0019801

Being the same property conveyed to Louis Allen Ingram and wife, Barbara Ingram by deed from Milton Ray Hodges and wife, Mary G. Hodges of record in Book 3934, Page 296, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louis A. Ingram and Barbara A. Ingram, Trustees of the Louis A. Ingram and Barbara A. Ingram Joint Revocable Living Trust Agreement, dated March 1, 1995 by Quitclaim Deed from Louis Allen Ingram and wife, Barbara Ingram, individually, dated March 1, 1995 of record in Book 9623, Page 88, in the Register's Office for Davidson County, Tennessee.

Louis A. Ingram died November 21, 2001 and Barbara A. Ingram died on February 27, 2022. Pursuant to Article VI of the Louis A. Ingram and Barbara A. Ingram Joint Revocable Living Trust Agreement, dated March 1, 1995 upon the death of both Settlors, Cheryl K. Raiford is appointed as Successor Trustee.

AS FURTHER, being the same property conveyed to Cheryl K. Raiford, Nadine Sue Guthrie, Michelle M. Ingram, and Luanne Ingram, as equal tenants in common, by Quitclaim Deed from Cheryl K. Raiford, Successor Trustee of the Louis A. Ingram and Barbara A. Ingram Joint Revocable Living Trust Agreement, dated March 1, 1995, recorded on September 28, 2022 of record in Instrument No. 20220928-0107088, in the Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Nadine I. Guthrie

NADINE I. GUTHRIE, Trustee of the GUTHRIE REVOCABLE LIVING TRUST dated October 9, 2018

STATE OF TENNESSEE :
:
COUNTY OF Dickson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **NADINE I. GUTHRIE, Trustee of the GUTHRIE REVOCABLE LIVING TRUST dated October 9, 2018**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 6th day of March, 2024.

My Commission Expires:

9-18-2024.

Marletta L Lilly
Notary Public

MARLETTA L LILLY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Michelle M. Ingram
MICHELLE M. INGRAM

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MICHELLE M. INGRAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of March, 2024.

My Commission Expires:

05-03-2027.

Terri Teague
Notary Public

TERRI TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LUANNE INGRAM

STATE OF TENNESSEE :
:
COUNTY OF Hamilton :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **LUANNE INGRAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 5th day of March, 2024.

My Commission Expires

My Commission Expires
May 25, 2025

ASHLEY BLOUNT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

Property Owners Name
And Mailing Address:

CHERYL K. RAIFORD, Trustee of the
Family Trust of Cheryl Kieko Raiford
2921 Teakwood Drive
Nashville, TN 37214

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:

2921 Teakwood Drive
Nashville, TN 37214

Map and Parcel No.

096 10 0 101.00

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transaction or the value of the property transferred, whichever is greater, is **$210,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 20 day of March, 2024.

Notary Public

My Commission Expires: 1/23/28

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY