THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite #349
Brentwood, TN 37027

Karen Johnson
Batch # 1120112
04/08/2024 09:54:37 AM
Fees: $12.00 Taxes: $0.00
20240408-0024603

Davidson County
DEEDQC
2 pgs

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/20/2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
Imseven LLC
1032 Rockingham Run
Brentwood, TN 37027

SEND TAX BILLS TO:
Owner

MAP – PARCEL NUMBERS
96-16-209

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Zoraida Valleja Ford, Julie Ford DuPree, Thomas Edward Ford, and James Rayburn Ford, being all the heirs at law of James A. Ford, deceased, do hereby remise, release and quitclaim unto Imseven LLC, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3 and 4 Building F on the Plan of Larchwood Section 4, Phase 1 of record in Plate Book 6900, Page 843, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Imseven LLC by Final Decree Confirming Tax Sale in the Chancery Court for Davidson County, Tennessee, of record as Instrument No. 20051107-0134644, Register's Office for Davidson County, Tennessee., and previously conveyed to James A. Ford, by Warranty Deed from James M. Fischer, Jr., dated September 5, 1997, as of record in Book 10603, Page 793, Register's Office for Davidson County, Tennessee, with any and all right, title and interest remaining in James A. Ford after the aforementioned Tax Sale being inherited from James A. Ford, deceased on April 11, 2022, by his heirs at law, surviving spouse, Zoraida Valleja Ford, and children, Julie Ford DuPree, Thomas Edward Ford, and James Rayburn Ford.

This is improved property known as 0 Blackwood Drive, Nashville, TN 37214.

WITNESS our hands this 3rd day of April, 2024.

Zoraida Velleja Ford

Julie Ford DuPree

Thomas Edward Ford

James Rayburn Ford

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, a Notary Public in and for said County and State, the within named Zoraida Valleja Ford, the bargainor, 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 Brentwood, Williamson County, Tennessee (State), this 3rd day of April, 2024.

Notary Public

My Commission Expires: 10/20/2026

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, a Notary Public in and for said County and State, the within named Julie Ford DuPree, the bargainor, 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 Brentwood, Williamson County, Tennessee (State), this 3rd day of April, 2024.

Irene Kennedy
Notary Public

My Commission Expires: 10/20/2026

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, a Notary Public in and for said County and State, the within named Thomas Edward Ford, the bargainor, 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 Brentwood, Williamson County, Tennessee (State), this 3rd day of April, 2024.

Irene Kennedy
Notary Public

My Commission Expires: 10/20/2026

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, a Notary Public in and for said County and State, the within named James Rayburn Ford, the bargainor, 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 Brentwood, Williamson County, Tennessee (State), this 1st day of April, 2024.

Irene Kennedy
Notary Public

My Commission Expires: 10/20/2026

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.