PREPARED BY
Law Offices Of Gary M. Gitlin
A Professional Law Corporation
15760 Ventura Blvd Suite 1200
Encino, CA 91436
AFTER RECORDING MAIL DOCUMENT TO
OWNER/RESPONSIBLE TAXPERSON
Matthew M. Ford and Allison F. Ford, Trustees
Ford Family Trust
1403 Preston Road
Nashville, TN 37206

Tax Parcel ID No: 083 04 0W 002.00

Karen Johnson Davidson County
Batch# 1134474 DEEDQC
05/14/2024 09:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240514-0035375

QUITCLAIM DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for $0 consideration, the undersigned, **Allison Spotts and Matthew Ford, wife and husband**, residing at 1403 Preston Road, City of Nashville, County of Davidson, State of Tennessee, (hereinafter known as the Grantors) hereby remise, release and forever quitclaim to

Matthew M. Ford and Allison F. Ford, Trustees of the Ford Family Trust u/t/a dated September 18, 2020, residing at 1403 Preston Road, City of Nashville, County of Davidson, State of Tennessee, (hereinafter known as the Grantee) all the rights, title, interest and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1403 of 1401 Preston Drive Townhomes, as shown in the Master Deed for 1401 Preston Drive Townhomes, a Horizontal Property Regime with private elements, of record in Instrument No. 20151112-0114916, the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison Spotts and Matthew Ford, of record in Instrument No. 20201120-0136956 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 20, 2020.

Allison Spotts subsequently changed her name to Allison Ford. Allison Spotts and Allison Ford are one and the same person.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,

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Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

lien, equity and claim whatsoever for the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

Allison Spotts **Ford, Grantor**
1403 Preston Road
Nashville, TN 37206

Matthew Ford, Grantor
1403 Preston Road
Nashville, TN 37206

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allison Spotts and Matthew Ford, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of May, 2024

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary Public

My Commission Expires: _____

We hereby swear or affirm that the actual consideration for the transfer is $0.

Allison Spotts **Ford**

Matthew Ford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn to before this 13 day of May, 2024

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary Public

My Commission Expires: _____

Exempt from Realty Transfer Tax: Tenn. Code Ann. § 67-4-409(a)(3)(F)

Certificate of Authenticity

I, Dawnielle Hardwick, do hereby make oath that I am a licensed attorney and/or the custodian of 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 **May 13, 2024**.

Date

DHardwick

Affiant Signature

May 14, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026