Karen Johnson Davidson County
Batch# 1153864 DEEDQC
07/02/2024 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240702-0050049

PREPARED BY:

Eric J. Scott Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Sandra H. Ford
AFFIANT

Subscribed and sworn to before me on this day, July 2, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 21, 2025

New Owner Address:
Ford Family Trust
1021 Spears Way
Greenbrier, TN 37073

Send Tax Bills To:
Same

Map-Parcel Number:
073 16 0A 133.00 CO

QUITCLAIM DEED

John L. Ford, III, and wife Sandra H. Ford (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Ford Family Trust**, dated July 2, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 2, 2024**.

John L. Ford III

Sandra H. Ford

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John L. Ford III and Sandra H. Ford**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 2, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 133A as shown on the plat of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6210, page 528, said Register's Office.

Being the same property conveyed to John L. Ford, III, and wife Sandra H. Ford from Larry Edward Puckett, Terry Wayne Puckett, Susan Kaye Puckett Sellers and Randy Lynn Puckett, Individually and as Heirs of the Estate of Dorothy L. Puckett, by deed of record in Instrument No. 20140404-0028229, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 133 Cumberland Trace, Nashville, TN 37214

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 July 2, 2024.

Affiant Signature

7/2/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 2, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/06/2027