STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Suzanne S Ford
Affiant

Karen Johnson
Batch # 1154440
07/08/2024 10:59:33 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240708-0050826

Subscribed and sworn to before me, this 26th day of June, 2024.

CHRISTIAN S. HOFSTETTER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 3-28

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER, ESQ.
95 White Bridge Road, Suite 513
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Thomas E. Ford, Trustee Suzanne S. Ford, Trustee 3924 Caylor Drive Nashville TN 37215	Same:	11913028900

QUITCLAIM DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Thomas Ford, and wife, Suzanne Ford,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do convey, remise, release and forever quitclaim unto **Thomas E. Ford and Suzanne S. Ford, Trustees of the Ford Tennessee Community Property Trust dated May 7, 2024**, hereinafter referred to as Grantee, her heirs and assigns, her interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 33 on the Tanksley Subdivision, a Plan of which is of record in Plan Book 56, Page 547, Register's Office for Davidson County, Tennessee.

Said Lot No.33 fronts 104.25 feet on the South side of Tanksley Avenue and runs back in a southerly direction on the west side 156.5 feet to said 15 feet alley and show as 73.75 feet on said alley.

Being the same property conveyed to Thomas Ford, and Suzanne Ford, husband and wife by Warranty Deed dated January 25, 2022 of record under Instrument No: 20220204-0033112, Register's Office for Davidson County, Tennessee..

This conveyance is made subject to any and all matters on the Plan of record in Plan Book 56, Page 547, said Register's Office, and a Letter from Metropolitan Government Department of Codes of record under Instrument No: 20211026-0143964, said Register's Office, along with all other restrictions, easements, encumbrances, and covenants of record

This is improved property known as 317 Tanksley Ave., Nashville, TN 37211.

WITNESS my hand this 26 day of June, 2024.

Thomas Ford

Suzanne Ford

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Ford, and wife, Suzanne Ford,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Nashville, Tennessee, this 26th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 3/25/25

CHRISTIAN S. HOFSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.