STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Suzanne S. Ford
Affiant

Subscribed and sworn to before me, this 24th day of July 2024.

NOTARY PUBLIC

My commission expires 1-14-25

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

Karen Johnson
Batch # 1154440
07/08/2024 10:59:33 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240708-0050828

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:	11914004000

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 E. Ford, Sr. and wife, Suzanne S. 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. 31 of Block D on the map of Part Two Woodbine Courts, described according to a copy of a survey thereof made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the easterly margin of Simmons Avenue, the corner of Lots Nos. 31 and 32; thence with the line between said lots easterly 150 feet to the west line of Lot 30; thence with the line between Lots 30 and 31 northerly 109 feet to the south margin of Tanksley Avenue; thence with the line of the same, westerly 98.9 feet to a concrete monument at the beginning of a curve; thence around said curve southwesterly 79.6 feet to the easterly margin of Simmons Avenue; thence with the margin of the same, southerly 57.9

feet to the beginning.

Being the same property conveyed to Thomas E. Ford, Sr. and wife, Suzanne S. Ford, by Warranty Deed from Thomas E. Ford, Jr, of record in Instrument No. 20100128-007117, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as set forth on the Plan of record in Plat Book 5200, page 567, said Register's Office, including any and all setback lines, easements, notes, and restrictions that may be shown thereon; and
2. Any and all further restrictions, easements, encumbrances, and covenants of record.

The subject property is improved property commonly known as 2916 Simmons Avenue, Nashville, TN 37211.

WITNESS our hands this 26 day of June, 2024.

Thomas E. Ford, Sr.

Suzanne S. Ford

Suzanne S. Ford

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas E. Ford, Sr. and wife, Suzanne S. 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 20th day of June, 2024.

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

NOTARY PUBLIC

My Commission Expires: 11-3-2

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.