STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Suzanne S. Ford
Affiant

Karen Johnson Davidson County
Batch # 1154440 DEEDQC
07/08/2024 10:59:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240708-0050829

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

NOTARY PUBLIC

My commission expires: 3-28

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

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:	10606003900

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, 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:

Land in Davidson County, Tennessee, being Lots Nos. 66, 67, and the northerly 10 feet of Lot 68 on the Plan of A. M. Brown's Subdivision, as of record in Plat Book 57, page 126, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 66, 67 and part of 68 front together 110 feet on the westerly side of Foster Avenue and run back between parallel lines 150 feet to an alley.

Included in the above but excluded therefrom is that portion thereof conveyed to Metropolitan Government of Nashville and Davidson County, by deed of record in Book 3963, page 489, Register's Office for said County.

Being the same property conveyed to Thomas E. Ford, and wife, Suzanne S. Ford, by Warranty Deed from William T. Manlove and wife, Brenda J. Manlove, dated July 29, 2009, of record in Instrument No. 20090729-0070981 , Register's Office for Davidson County, Tennessee.

This is improved property known as 1021 Foster Avenue, Nashville, TN 37210.

This conveyance is made subject to:

1. A sewer easement of record in Book 3803, page 993, Register's Office for Davidson County, Tennessee; and

2. Any and all further zoning regulations, building restrictions and setback lines, easements, rights-of-way, encumbrances, and covenants of record

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

WITNESS my hand this 26 day of June, 2024.

Thomas E. Ford

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, 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 26th day of June, 2024.

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

NOTARY PUBLIC

My Commission Expires: 11-3-25

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.