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
20240708-0050830

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

NOTARY PUBLIC

My commission expires: 1-3-26

CHRISTIAN S. HOFSTETTER NOTARY PUBLIC STATE OF TENNESSEE 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 IDS:**
Thomas E. Ford, Trustee Suzanne S. Ford, Trustee 3924 Caylor Drive Nashville TN 37215	Same	10516010300 10516010400

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 tracts or parcels of land situated in Davidson County, Tennessee, and more particularly described as follows:

Tract 1:
Being Lot No. 56 on the Plan of Corrine Place, of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

Tract 2:
Being Lot No. 57 on the Plan of Corrine Place, of record in Book 332, Page 1, said Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Thomas E. Ford, and wife, Suzanne S. Ford by Warranty Deed dated February 17, 2011 of record under Instrument No: 20110218-0013718 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters on the Plan of record in Book 332, Page 1, said Register's Office and any and all restrictions, easements, encumbrances, and covenants of record.

This is improved property known as 2117 & 2119 Utopia Avenue, Nashville, TN 37211

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. HOFFMEISTER STATE OF TENNESSEE NOTARY PUBLIC 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.