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
20240708-0050831

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 11-3-25

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:	10605011100 10605011200

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 two (2) tracts or parcels of land situated in the 4th Civil District, Davidson County, Tennessee, and more particularly described as follows:

TRACT 1:
Being Lot No. 2 of Sneed-Cox Subdivision, Section, of record in Plat Book 8250, page 796, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

TRACT 2:
Being Lot No. 3 of Foster Business Park, of record in Plat Book 9700, page 253 and a re-plat of record in Book 8250, page 837, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Thomas E. Ford, Sr, and wife Suzanne S. Ford by Warranty Deed of record under Instrument Number: 20090227-0017578 , Register's Office for Davidson County, Tennessee. Thomas E. Ford, Sr and Thomas E Ford being one and the same person.
This conveyance is made subject to:

1. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable;

2. All matters shown on the Plan of Sneed/Cox Subdivision, of record in Plat Book 8250, page 796, said Register's Office;

3. All matters shown on the Plan of Plat of Correction of Lot Three Foster Business Park, of record in Plat Book 9700, page 253 and corrected in Plat Book 8250, page 837, said Register's Office;

4. Any and all further restrictions, easements, encumbrances, and covenants of record.

The subject property is improved property commonly known as 15 and 19 Cleveland Avenue (Tracts 1 and 2), Nashville, Tennessee, 37219.

WITNESS my hand 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 26th day of June, 2024.

CHRISTIAN S. HOFSTETTER 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.