Karen Johnson
Batch # 1166229
08/05/2024 08:35:42 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240805-0059135

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

James M. Horde
Affiant

Subscribed and sworn to before me on this 29 day of July, 2024.

Notary Public
My Commission Expires: 3/3/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
James M. Horde and Jeannie A. Horde, Trustees 417 Bradford Green Nashville, TN 37221	New owner	142-07-C 28.00 CO

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES M. HORDE AND WIFE, JEANNIE A. HORDE, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto JAMES M. HORDE AND JEANNIE A. HORDE, Co-Trustees of The Horde Family Trust, dated July 24, 2024, hereinafter called the Grantee(s), their successors and assigns, all their right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Being Unit No. 28 of Ashley Green, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; hereinafter referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green of record in Book 7482, page 312, said Register's Office (collectively the "Master Deed:), to which Master Deed reference is here made for a more complete and accurate description of said unit; together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to JAMES M. HORDE AND WIFE, JEANNIE A. HORDE, by deed from HARRIET G. HILL AND BRYAN K. SHARP, of record in DOCUMENT # 20100301-0015266, Register's Office for Davidson County, Tennessee.

This is improved property known as 417 BRADFORD GREEN, NASHVILLE, TN 37221

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29 day of July, 2024.

James M. Horde
JAMES M. HORDE

Jeannie A. Horde
JEANNIE A. HORDE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES M. HORDE AND JEANNIE A. HORDE with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of July, 2024.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/5/25

This deed was prepared from information provided by the parties. No title search or survey was completed