Karen Johnson
Batch # 1167296
08/12/2024 10:23:17 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240812-0060301

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Robert Levoy Ledford, Jr., Trustee
Melanie Ann Ledford
1714 Stokes Lane
Nashville, TN 37215

Send Tax Bill to:
Owner

Map-Parcel Numbers:
117-7-59

State of Ten
County of W

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 12th day of June, 2024.

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert L. Ledford, Jr. and wife, Melanie Ann Ledford** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Robert Levoy Ledford, Jr. and Melanie Ann Ledford, Trustees, or their successors in interest, of the Robert Levoy Ledford, Jr. and Melanie Ann Ledford Living Trust dated June 12, 2024, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1714 Stokes Lane, Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of June, 2024.

Robert L. Ledford, Jr.

Melanie Ann Ledford

Melanie Ann Ledford

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert L. Ledford, Jr. and Melanie Ann Ledford** , the Grantor, 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 my hand and official seal this 12th day of June, 2024.

My commission expires: 12/30/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 15, Block "A" on the Plat of Walter Stokes Homeplace, of record in Plat Book 974, page 92, and being the same tract or parcel formerly described as part of Lot No. 14 on the Plan of the A.B. Montgomery Lands, of record in Plat Book 1, page 22, Chancery Court at Nashville, for Davidson County, Tennessee, as follows:

BEGINNING on the northerly margin of Stokes Lane or Avenue, at a point 705 feet westerly from the westerly margin of Brightwood Avenue, thence at right angles northerly 206 feet to a dead line; thence westerly and parallel with Stokes Lane, 100 feet; thence southerly and parallel with the first line 206 feet to the northerly margin of said Lane; thence easterly with the northerly margin of said Lane 100 feet to the beginning.

Being the same property conveyed to Robert L. Ledford, Jr., and wife, Melanie Ann Ledford by Warranty Deed from Lisa Mason, A Married Person and husband, William Michael Mason, dated June 30,1995, of record in Book 9722 page 217, said Register's Office for Davidson County, Tennessee.