QUITCLAIM DEED

STATE OF GEORGIA, COUNTY OF COBB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Deborah A. Foster
Affiant

Subscribed and sworn to me on January 27, 2025.

Mia Falcon
NOTARY PUBLIC

My Commission Expires: 07-02-2028

MIA FALCON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 02, 2028

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1235250 DEEDQC
02/07/2025 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009456

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Deborah A. Foster, Trustee & Charles J. Foster, Trustee 3108 Sapgate Lane Nashville, TN 37207	Deborah A. Foster, Trustee & Charles J. Foster, Trustee 5981 Downington Ridge NW Acworth, GA 30101	050 02 0E 176.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Charles Joseph Foster and Deborah A. Foster, husband and wife, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Charles J. Foster and Deborah A. Foster, as Trustees of the Deborah A. Foster and Charles J. Foster Revocable Trust, Dated October 16, 2024, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Final Plat, Thornton Grove PUD, Phase 38, of record in Instrument No. 20221207-0127610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rachel Anne Foster, unmarried woman and Charles Joseph Foster and Deborah A. Foster, husband and wife, tenants in common with right of survivorship, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated April 22nd, 2024, and recorded on April 22nd, 2024, of record in Instrument No. 20240422-0028743, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 3108 Sapgate Lane, Nashville, TN 37207.

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

WITNESS my hand on January 27, 2025.

Charles Joseph Foster

Deborah A. Foster

STATE OF GEORGIA

COUNTY OF COBB

On January 27, 2025, before me personally appeared Charles Joseph Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on January 27, 2025.

MIA FALCON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 02, 2028

NOTARY PUBLIC

My Commission Expires: 07-02-2028

STATE OF GEORGIA

COUNTY OF COBB

On January 27, 2025, before me personally appeared Deborah A. Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on January 27, 2025.

MIA FALCON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 02, 2028

NOTARY PUBLIC

My Commission Expires: 07-02-2028

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on January 27th, 2025.

John Cobb Rochford

January 27th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on January 27th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025