Karen Johnson Davidson County
Batch# 1240862 DEEDQC
02/26/2025 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014338

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 11-08-2028

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

WG-QCD-25-1405

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shirley A. Rayford Irrevocable Investment Services Trust	**Same as new owner**	
(NAME)	(NAME)	
1004 Trailwood Pl,		07102017600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHIRLEY ANN RAYFORD, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHIRLEY A. RAYFORD IRREVOCABLE INVESTMENT SERVICES TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot #3 on the Plan of Trinity Hills Village Section 1, recorded in Book 4175, page 62, in the Register's Office for Davidson County, Tennessee.

Said Lot #3 fronts 50.0 feet on the southerly margin of Avondale Circle and extends back 127.6 feet on the westerly line, 123.3 feet on the easterly line to a dead line in the rear, measuring 71.1 feet thereon.

Being the same property vested in Shirley Ann Rayford by Final Decree from Daniel Lorenza Rayford, dated October 30, 1972, recorded November 6, 1972, Case #64678, Register's Office for Davidson County, Tennessee. Also acquired in Book 4398, page 981.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1405 AVONDALE CIR, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 26 day of February, 20 25

Jana Warwesia Rayford

Shirley Ann Rayford by Jana Warwesia Rayford, her Attorney in Fact

POA of record in Instrument Number _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,Jana Warwesia Rayford , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHIRLEY ANN RAYFORD, and who acknowledged he/she/they executed the same as the free act and deed of the said SHIRLEY ANN RAYFORD.

Witness my hand and official seal, this the 26 day of February, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **2/26/2025** (date of document).

Affiant Signature

Date **2/26/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **26** day of **February**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027