Karen Johnson Davidson County
Batch # 1269803 DEEDQC
05/07/2025 09 56 11 AM 3 pgs
Fees $17 00 Taxes $0 00
20250507-0035626

This Instrument prepared based on information provided
by the parties and not independent verification by
ROBINSON LAW, PLLC
C Michael Robinson
2705 Gallatin Pike
Nashville, TN 37216
615-320-9977

ADDRESS NEW OWNER:
Dionna Wilson Ford and
Albert Bernard Ford
1824 Apple Valley Circle
Nashville, TN 37207

SEND TAX BILLS TO:
Same as new owner.

PARCEL NUMBER:
050 03 0B 199.00

QUITCLAIM DEED

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, I, **DIONNA WILSON FORD** (hereinafter "the Grantor"), do hereby convey, transfer, remise, release, relinquish, and quitclaim to **DIONNA WILSON FORD AND HUSBAND, ALBERT BERNARD FORD** (hereinafter "the Grantee"), any and all of the Grantor's right, title, and interest in and to certain improved real property known as 1824 Apple Valley Circle, Nashville, TN 37207, real property located in the County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 112 on the plan of Mulberry Downs, Phase 1-B, of record in Book 790, page 818, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Vanguard investments, Inc., by Trustees Deed from Anthony Cornelius Peoples, dated January 13, 2006, of record in Instrument Number 200601240009062, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record.
>
> Being the same property conveyed to Sandra Wilson by Warranty Deed from Vanguard Investments, Inc. of record in Instrument Number 20060315-0030107.
>
> BEING the same property inherited by Dionna Wilson upon the death of Sandra Wilson as evidenced by the Affidavit of Heirship of

record in instrument number 20250507-0035625, Register's Office of Davidson County, Tennessee.

This is improved property known as 1824 Apple Valley Circle, Nashville, TN 37207.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 6 day of May 2025.

Dionna Wilson Ford

DIONNA WILSON FORD

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, **DIONNA WILSON FORD,** 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 and acknowledged that he or she executed the same as his or her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 6th day of May, 2025.

Cm Robinson

NOTARY PUBLIC

My Commission Expires: 11-8-28

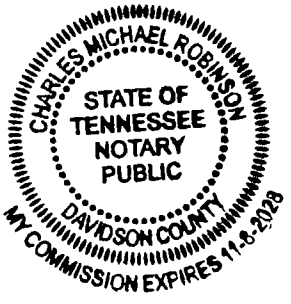
CHARLES MICHAEL ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

Dionna Wilson Ford

DIONNA WILSON FORD

Subscribed and sworn to before me this 6th day of May, 2025.



Cm Robinson

NOTARY PUBLIC

My Commission Expires: 11-8-28