THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1295220 DEEDQC
07/08/2025 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250708-0053722

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Benjamin F. Ford and Ansley Rushing 802 Rose Park Drive Nashville, TN 37206	Owner	084-05-0-044.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Benjamin F. Ford and R. Michael Ford, Jr.**, hereinafter called the Grantors, do hereby Quitclaim unto **Benjamin F. Ford and Ansley Rushing, husband and wife**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 36 on the Plan of Section One, Rose Estates**, as of record in Plat Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin F. Ford and R. Michael Ford, Jr., by Warranty Deed from Imperial Home Group, LLC, of record on 11/26/2014, at Instrument No. 20141126-0109391, Davidson County Register of Deeds.

This is property commonly known as: 802 Rose Park Drive, Nashville, TN 37206*

*Note: An address is not a legal description of real property.

Witness our hands, this 1 **day of** July, **2025:**

Benjamin F. Ford

R. Michael Ford, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin F. Ford**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of July, **2025**:

Brooke Fortner
Notary Public

My Commission Expires: 7-6-2026

BROOKE LEE FORTNER MOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. Michael Ford, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of July, **2025**:

Brooke Formosa
Notary Public

My Commission Expires: 7-6-2026

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Andrea R. Bishop
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF July, **2025**:

Brooke Formosa
Notary Public

My Commission Expires: 7-6-2026

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Angie Watson, 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 July 1, 2025.

Date

Angie Watson

Affiant Signature

7-8-25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 20 25.

Andrea R. Bishop

Notary's Signature

My Commission Expires: 5-3-27

Date

Notary's Seal (if on paper)

