QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1338766
10/27/2025 01:26:15 PM DEEDQC
Fees: $12.00 Taxes: $0.00 2 pgs

20251027-0085293

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

John W. Poynter, Jr

Sherry Poynter

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF AUGUST, 2025.

Virgil Barnes

Notary Public
My Commission Expires: 12/2/28

VIRGIL D BARNES III NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY (AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) The Fords For Us Living Trust	(NAME) Vision Mortgage Professionals	MAP 74-00
(ADDRESS) 2115 Neelys Bend Road	(ADDRESS) 155 Legends Drive, Suite P	PARCEL 78
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP) Lebanon, TN 37087	

KNOW ALL MEN BY THESE PRESENTS that John W. Poynter, Jr and Sherry Poynter, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto John W. Poynter, Jr and Sherry Poynter, Trustees, or their successors in interest, of the The Fords For Us Living Trust, dated August 6th, 2025, and any amendments thereto, 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. 2 of Robert H. Moore Lots, as of record in Plat Book 8250, Page 319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John W. Poynter, Jr. from Jorge Paredes and wife, Gladys Paredes by **Warranty Deed**, dated June 29th, 2007, and recorded July 5th, 2007, of record in Instrument #20070705-0080062, in the Register's Office for Davidson County, Tennessee.

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This improved property is known as 2115 Neelys Bend Road, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 6th day of August, 2025.

GRANTOR:

John W. Poynter, Jr

GRANTOR:

Sherry Poynter

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Poynter, Jr and Sherry Poynter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 6th day of August, 2025.

VIRGIL D BARNES III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: : 12/2/2028

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