BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2025. Notary Public MY COMMISSION EXPIRES: **MARCH 3, 2026** (AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1351470 DEEDQC
11/26/2025 11:46:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251126-0094502

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICAH MICHELLE TELFORD	**FORTEFI, LLC**	**090-12-0-187.00**
(NAME)	(NAME)	
643 WESTBORO DRIVE	**2050 LOWES DRIVE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	**CLARKSVILLE, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MICAH MICHELLE TELFORD, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF PATRICIA ANN MOORE TELFORD,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **MICAH MICHELLE TELFORD, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31, as shown on the map entitled Westboro Section 5, of record in Plat Book 3300, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WADE H. TELFORD AND WIFE, PATRICIA ANN TELFORD, from W.L. BAINBRIDGE COMPANY, A PARTNERSHIP, by deed of record in Book 3312, Page 413, dated November 17, 1961, said Register's Office. The said WADE H. TELFORD having since died February 12, 2009, leaving PATRICIA ANN TELFORD as the surviving tenant by the entirety.

Further being the same property conveyed to MICAH TELFORD, UNMARRIED, from PATRICIA ANN TELFORD, UNMARRIED, by quitclaim deed, of record in Instrument No. 20210319-0036911, dated March 18, 2021, said Register's Office.

Further being the same property conveyed to PATRICIA ANN TELFORD, UNMARRIED, by quitclaim deed from MICAH TELFORD, UNMARRIED, of record in Instrument No. 20210720-0097409, dated July 20, 2021, said Register's Office. PATRICIA ANN TELFORD having since died testate on or about January 20, 2025. Pursuant to the Last Will and Testament of PATRICIA ANN MOORE TELFORD, filed in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 25P575, said property was devised to her granddaughter MICAH MICHELLE TELFORD.

This conveyance is subject to matters shown on the Plan of record in Plat Book 3300, page 2; Restrictive Covenants of record in Book 3247, page 333; and any other easements, restrictions, and conditions which may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **643 WESTBORO DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of November, 2025.

MICAH MICHELLE TELFORD

MICAH MICHELLE TELFORD, EXECUTRIX OF THE ESTATE OF PATRICIA ANN MOORE TELFORD

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 **Micah Michelle Telford, individually and as Executrix of the Estate of Patricia Ann Moore Telford,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of November, 2025.

My commission expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON