Karen Johnson Davidson County
Batch# 1379601 DEEDQC
02/12/2026 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260212-0011265

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-1044

QUITCLAIM DEED

ALLISON NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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 6th day of February, 2026.

NOTARY PUBLIC

My commission expires: 8-22-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Ford 6048 Marrowbone Lake Road Joelton, Tennessee 37080	Same as Address of New Owner	028-00-0-112.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **RHONDA BASSHAM, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **TIMOTHY FORD, A SINGLE MAN,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Little Marrowbone Lake Road, said point being a corner to Carsie D. Mudy; thence with the margin of Little Marrowbone Lake Road, N 9 degrees, 16' W 80.00 feet, N 14 degrees, 01' W, 128.00 feet; thence N 88 degrees, 30' E, 1,371.2 feet to a point in the line of Lee Krantz property (Book 476, page 128 RODCT); thence with the line of said Lee Krantz property, S 2 degrees, W 219.6 feet to a corner with the said Carsie D. Mundy; thence with the line of said Carsie D. Mundy, S 89 degrees, 30' W, 1,298.4 feet to the beginning, containing 6.42 acres, more or less.

Being the same property conveyed to Timothy Ford and Rhonda Bassham from Faulk Investment Group, LLC, a Tennessee limited liability company, by Warranty Deed dated April 11, 2022 and recorded April 19, 2022 in Instrument #20220419-0045093, said Register's Office.

WITNESS MY HAND, this 6th day of February, 2026.

Grantor

RHONDA BASSHAM

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, RHONDA BASSHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 6th day of February, 2026.

Notary Public

Allison Nokes
Printed Notary Name

My commission expires: 8-22-2028

ALLISON NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2-6-2026 (date of document).

Jennifer Pennell

2-6-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-11, 2026.

Notary's Signature

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

My Commission Expires: _____

Notary's Seal