Karen Johnson Davidson County
Batch# 1405779 DEEDQC
04/15/2026 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260415-0030713

Prepared by and Return to:
Law Office of Jami K. Averwater
836 N. Thompson Lane, Suite 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and Sworn before me this 14 day of April, 2026.

Notary Public
My commission expires: 6-17-29

MELODY CARR
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/17/2029
COUNTY OF DEKALB

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
The Peaceful Acres Land Trust 1214 Habersham Way Franklin, TN 37067	New Owner	121-00-0-191.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency of which are hereby irrevocably acknowledged, **Jessica Buford,** hereinafter the "Grantor," by these presents, does hereby quitclaim and convey unto **The Peaceful Acres Land Trust,** the "Grantee," all of Grantor's right, title and interest, in and to the following described real estate in Davidson County, Tennessee, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described by survey dated April 21, 1973 by Ralph W.C. Lambert as follows:
Said tract is designated as Tract 3 and fronts 240 feet on the westerly side of Ned Shelton Road and extends back between lines 575.4 feet on the southerly line and 575.2 feet on the northerly line to a line at the rear measuring 240 feet thereon.

Being the same property conveyed to The Peaceful Acres Land Trust, by Warranty Deed from John David Lyle and wife, Ramona P. Lyle, of record as Instrument No. 20150113-0003443, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 0 Bell Road, Nashville, TN 37217.

This is a transfer between former spouses incident to divorce. Grantor makes this conveyance, in order to relinquish any spousal interest or marital interest she may have acquired in the above-referenced property, by virtue of her former marriage to Andrew Buford, a beneficial owner of the Grantee entity. See Final Decree of Divorce, in the Chancery Court for Williamson County, TN at Franklin, Docket No. 25CV-55044V, entered on March 18, 2026.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; (f) all applicable government and zoning regulations; and (g) all other matters either recorded or by prescription that a complete title search may reveal.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance and/or filing of the same, acknowledge that: no title insurance is being provided in connection with this quitclaim transaction; this deed is prepared based on information provided by the parties; and the preparer of this instrument makes no representations or guarantees regarding the status of title.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed, effective as of the 14th day of April, 2026.

Jessica Buford

Jessica Buford

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a notary public of the state and county aforementioned, personally appeared **Jessica Buford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand, at office, on this 14th day of April, 2026.

Notary Signature
My commission expires: 9/18/27

NICHOLAS S HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/18/2027
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater,** 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 04/14/2026 (date of document).

Jami K Averwater

Affiant Signature

04/14/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of April, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

MELODY CARR
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/17/2029
COUNTY OF DEKALB