This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1445938 DEEDQC
07/14/2026 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260714-0063496

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Donna J. Ford, Trustee 5646 Valley View Road Brentwood, TN 37027	SAME	17100011900

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **DONNA J. FORD,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **DONNA J. FORD, TRUSTEE OF THE DONNA FORD LIVING TRUST, UAD JULY 7, 2026,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 40 on the Plan of Brentwood Gardens, as of record in Book 1130, Page 16 Register's Office for said County, described as follows:

Beginning on the easterly margin of Valley View Road at the southwest corner of Lot No. 39 on said plan; thence with the easterly margin of said Road, southwardly 100 feet to the northwest corner of that part of said Lot No. 40 conveyed to George B. Boyte and wife, by deed from F. A. Smith and wife, of record in Book 2489, page 483, said Register's Office; thence with said Boyte's northern boundary line, eastwardly 215 feet, more or less, to the northwest corner of that part of Lot No. 40 conveyed to William Bradford Smith and wife, by deed from George B. Boyte and wife, of record in Book 2495, Page 447, said Register's Office; thence northwardly 100 feet to the southerly line of said Lot No. 39; thence with the line between said Lots Nos. 39 and 40, westwardly 211 feet, more or less to the beginning.

Being the same property conveyed to Kenneth Ray Ford and wife, Donna J. Ford, by Warranty Deed from Warren G. Brown and wife, Hazel D. Brown, of record in Book 9673, Page 492, Register's Office for Davidson County, Tennessee. Kenneth Ray Ford has since passed away vesting title in Donna J. Ford as tenant by the entirety.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 5646 Valley View Road, Brentwood, TN 37027

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of July, 2026.

DONNA J. FORD

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 Donna J. Ford, 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 seal on this 7th day of July, 2026.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

My Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2026.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

My Commission Expires_____

Certificate of Authenticity

I, Pamela Matheney, 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 7/7/26.

Date

Pamela Matheney

Affiant Signature

7/14/26

Date

State of Tennessee

County of Davidson

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

M L Schodroski

Notary's Signature

My Commission Expires: 02/8/2030

Date

Notary's Seal (if on paper)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030