QUITCLAIM DEED

Karen Johnson Batch # 1485287 10/16/2026 11:06:45 AM Fees: $12.00 Taxes: $0.00 20261016-0095099 Davidson County DEEDQC 2 pgs	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 16TH DAY OF SEPTEMBER, 2026. NOTARY PUBLIC MY COMMISSION EXPIRES: 04.19.27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

RUFFIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Ashford and Michelle Skelley-Ashford, Co-Trustees of the Skelley-Ashford Family Revocable Trust	New Owner	142 05 OA 024.00
(NAME)	(NAME)	
122 Plantation Ct.		
(ADDRESS)	(ADDRESS)	
Davidson, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michelle Skelley, and John R. Ashford, wife and husband, ("Grantors")**, do hereby release, quit claim and convey unto **John R. Ashford and Michelle Skelley-Ashford, Co-Trustees of the Skelley-Ashford Family Revocable Trust U/A dated September 16, 2026, ("Grantee")**, all of Grantors' rights, title and interests in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Unit No. D-6 together with the Carport designated No. D-6-C, in RIVER. PLANTATION, SECTION TWO, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two Condominium Apartments, recorded in Plat Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 334 as amended in Book 4691, Page 906; Book 6354, Page 676 Instrument No. 20120828-0077595; and as Scrivener's Affidavit recorded in Instrument No. 20121207-0113069; Instrument No. 20120828-0077603; Instrument No. 20180522-0048990; Instrument No. 20180522-0048991; Instrument No. 20241210-0095977, of the Register's Office for Davidson County,

Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 334, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, Page 906, said Register's Office. This is improved property known as Unit No. D-6 500 Plantation Court, Nashville, Tennessee.

Being the same property conveyed to Parker Boudreau, an unmarried man, Michelle Skelley, and John Ashford, wife and husband, by Warranty Deed from The Estate of Angela S. Powers, of record in Instrument Number 20260528-0048431, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (4) building restrictions; and (5) other matters of public record.

This is improved property known as 120 Plantation Ct., Nashville, TN 37221.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS OUR HANDS this 16th day of September, 2026.

Michelle Skelley-Ashford

John R. Ashford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16 day of September, 2026, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michelle Skelley-Ashford and John R. Ashford**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that ~~they~~ executed the same as their free act and deed.

Notary Public

Commission expires: 4-19-27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON