QUITCLAIM DEED

Karen Johnson Batch # 1485287 10/16/2026 11:06:45 AM Fees: $12.00 Taxes: $0.00 20261016-0095100 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: 4.19.27

RUFFIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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

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	142-05-0A-001.00-CO
(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, a married woman, and John R. Ashford, a married man, ("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:

Land in Davidson County, Tennessee being Unit No. A-1, together with the Carport designated No. A-1-C, in River Plantation, Section Two, a Condominium, a Horizontal Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in 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 374, 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 Bylaws appended thereto, recorded in Book 4661, Page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof as though copied herein.

Being the same property conveyed to Michelle Skelley, a married woman, and John R. Ashford, a married man, as Tenants is common with right of survivorship, by Warranty deed from Joan Smith Sincerbox, an unmarried woman, of record in Instrument Number 20221003-0108817, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

This is improved property known as 101 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