Karen Johnson Davidson County
Batch# 463209 DEEDWARR
08/25/2020 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $413.73
20200825-0096054

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2532

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,818.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of August, 2020

Notary Public

Commission Expires: 01/28/2021

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Riggs 3260 Towne Village Road Antioch, TN 37013	Quicken Loans, LLC P.O. Box 6577 Carol Stream, IL 60197	150-11-0-166.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ruth O. Ford and Gynnath K. Ford

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Riggs, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 559 on the Planned Unit Development Final P.U.D Plan, Section Four-A, Towne Village of the Country of record in Plat Book 6250, Pages 20 and 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gynnath K. Ford and Ruth O. Ford by Quitclaim deed from Asset Preservation L.P. of record in Instrument No. 20130520-0050421 Register's Office for Davidson County, Tennessee, dated May 13, 2013 and recorded on May 20, 2013.

This property is known as 3260 Towne Village Road, Antioch TN 37013.

Power of Attorney for **Ruth O. Ford** dated August 21, 2020 in Instrument Number **202000824-0095477**, Register's Office for Davidson County, Tennessee.

Power of Attorney for **Gynnath K. Ford** dated August 21, 2020 in Instrument Number **20200824-0095476,** Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3260 Towne Village Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so

covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of August, 2020.

Ruth O. Ford by Tim Hendricks, attorney in Fact
Ruth O. Ford by Tim Hendricks, Attorney-In-Fact

Gynnath K. Ford by Tim Hendricks, attorney in Fact
Gynnath K. Ford by Tim Hendricks, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, **Tim Hendricks**, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of **Ruth O. Ford and Gynnath K. Ford** as their true and lawful attorney in fact and acknowledged that he executed the same as the free act and deed, in Register's Office for Davidson County, Tennessee.

Witness my hand and seal, at office, on this the 21ST day of AUGUST, 2020.

NOTARY PUBLIC
Commission Expiration: 7/29/2024

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

True Copy Certification

I, Becky A Mead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Becky A Mead
Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Kellie H Moss a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kellie H Moss
Notary's Signature

KELLIE H. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-22-2021

Notary' Seal