This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Hannah Renee Ford
Trevor Scott Ford
1081 Zophi Street
Nashville, TN 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

Map: **072**
Group: **06 0**
Parcel: **171.00**

Karen Johnson Davidson County
Batch# 484480 **DEEDWARR**
09/28/2020 10:54:16 AM 2 pgs
Fees: $13.00 Taxes: $551.30
20200928-0111137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RENEE M. WAGGONER, individually and as Administratrix of the Estate of Nicholas R. Waggoner, deceased,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **HANNAH RENEE FORD and TREVOR SCOTT FORD, wife and husband,** hereinafter called the "GRANTEES," their heirs and assigns, that certain parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot 46, Plan of Revised and Corrected Map of Subdivision of CASPER ZOPFI'S PLACE, of record in Plat Book 547, page 21 and 22, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nicholas R. Waggoner, an unmarried man, by Warranty Deed dated August 22, 2014, of record in Instrument No. 20140826-0077826, said Register's Office. The said Nicholas R. Waggoner died intestate on April 3, 2020, survived by his mother and sole heir-at-law, Renee M. Waggoner, the undersigned. See Affidavit of Heirship dated August 17, 2020, of record in Instrument No. 20200824-0095648, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters as shown on plat of record Plat Book 547, page 22, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1801 Zophi Street, Nashville, Tennessee 37216.

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, GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The said Renee M. Waggoner, Administratrix of the Estate of Nicholas R. Waggoner, deceased, hereby joins in this conveyance for the purpose of releasing any interest the estate may have in the captioned property.

WITNESS MY HAND this 24th day of September, 2020.

RENEE M. WAGGONER, individually and as Administratrix of the Estate of Nicholas R. Waggoner, deceased

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Renee M. Waggoner, individually and as Administratrix of the Estate of Nicholas R. Waggoner, deceased**, the within-named 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 at office, this 24th day of September, 2020.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: DEC 19 2023

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$149,000.00.**

AFFIANT

Subscribed and sworn to before me on this 24th day of September, 2020.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: DEC 19 2023