Karen Johnson Davidson County
Batch# 527966 DEEDWARR
12/09/2020 10:26:37 AM 2 pgs
Fees: $13.00 Taxes: $2,221.85

20201209-0143453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$600,500.00** (Six Hundred Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 7th day of December, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: July 9, 2024 (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Will Enochs and Alicia E. Enochs 2523 Baker Road Goodlettsville, TN 37072	Quicken Loans, LLC 1050 Woodward Avenue Detroit, MI 48226	00600014700

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, **MICHAEL FORD AND SPOUSE, SHELLY FOSTER-FORD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WILL ENOCHS AND ALICIA E. ENOCHS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Tract 4 of a portion of the Glen Rage Property as of record in Deed Book 5199, Page 304, Register's Office of Davidson County, Tennessee and is more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., dated September 26, 1996, to wit:

BEGINNING at a P.K. nail in the centerline of a 50-Foot Ingress-Egress easement marking the southwest corner of the Robert L. Walker property as of record in Deed Book 6285, Page 138, Register's Office for Davidson County, Tennessee and the southeast corner of this described tract; thence, with said centerline of said 50-Foot Ingress-Egress Easement, South 74 degrees 26 minutes 42 seconds West 327.88 feet to a P.K. nail; thence, leaving said centerline with the common line of Tract No. 3 and of this described tract; North 43 degrees 56 minutes 01 seconds West 554.00 ffet to an iron rod; thence North 21 degrees 25 minutes 31 seconds West 500.00 feet to an iron rod; thence, with the northerly line of this described tract, North 32 degrees 00 minutes 00 seconds East 813.59 feet to an iron rod in the line of Michael W. Fulton Property as of record in Deed Book 6595, Page 623, Register's Office for Davidson County, Tennessee; thence, with the common line of said Fulton and aforesaid Walker Property and of this described tract; South 5 degrees 34 minutes 40 seconds West 1,135.34 feet to an iron pin; 655.12 feet to the point of beginning, containing 8.04 acres more or less.

Being the same property conveyed to Michael Ford and Shelly Foster-Ford, husband and wife, by deed from Dorothy Schott, of record in Instrument No. 20181207-0119678, in said Register's Office for Davidson County, Tennessee.

Being also known as 2523 Baker Road, Goodlettsville, Tennessee 37072.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2523 BAKER ROAD** **GOODLETTSVILLE, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020105866

WITNESS, this 7th day of December, 2020

Michael Ford

Shelly Foster-Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of December, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael Ford and Shelly Foster-Ford** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of December, 2020.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024