Karen Johnson Davidson County
Batch# 689787 DEEDWARRSP
08/04/2021 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $10,428.61
20210804-0104756

36067

SPECIAL

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,818,543.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

36067

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michel McDonald and Ward Pace, wife and husband 3621 Richland Ave Nashville, TN 37205	New Owners 3621 Richland Ave. Nashville, TN 37205	104-09-0-298.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mike Ford Custom Builders, LLC, a Tennessee limited liability company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michel McDonald and Ward Pace, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Final Plat, Resubdivision of Lot 6, Richland Hall, Lots 6, 7, 8, 9, 10, 11, and 12, as shown on plat of record in Instrument 20170718-0072022, revising Instrument No. 20160824-0088374 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 part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Warranty Deed dated 06/19/2015, from Welch College, of record in Instrument 201506019-0059101, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Quitclaim Deed from Welch College, a Tennessee non-profit corporation, dated 06/19/2015 and recorded 06/19/2015 of record in Instrument 20150619-0059102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 3621 Richland Ave, Nashville, TN 37205

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 2nd day of August, 2021.

Mike Ford Custom Builders, LLC

BY: Chesney Ford, Agent
Chesney Ford
Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Chesney Ford with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the Agent of Mike Ford Custom Builders, LLC , the within named bargainor, a limited liability company, and that he or she as such Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Chesney Ford as such Agent.

Witness my hand and official seal, this the 2nd of August, 2021.

Notary Public
My Commission Expires:



True Copy Certification

I, GEORGE E. MUDTER, JR., 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 on 8/2/2021.

GEORGE E. MUDTER, JR.
Dated 8/2/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

