(1)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

WARRANTY DEED

Karen Johnson Davidson County
Batch# 698693 **DEEDWARR**
08/17/2021 09:39:33 AM 2 pgs
Fees: $13.00 Taxes: $1,431.90

20210817-0110834

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2021.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1893 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-071538

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Zehr and Hannah Zehr	Bank of England	090-12-0-139.00
(NAME) 6237 Henry Ford Drive	(NAME) 5 Statehouse Plaza, #500	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Little Rock, AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS ($387,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDREW D. DAILY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW ZEHR AND HANNAH ZEHR, HUSBAND AND WIFE**, 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. 189, as shown on the map entitled Charlotte Park, Section III, of record in Plat Book 2663, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANDREW D. DAILY AND ALETHA JOYCE DAILY, by deed from THE HEIRS AT LAW OF MARY TANT CHILANDO, of record in Instrument No. 20090708-0063733, dated July 6, 2009, said Register's Office. The said Aletha Joyce Daily having since died intestate on or about September 15, 2020, leaving said property to Andrew D. Daily her

only heir at law. For further reference see Affidavit of Heirship of record in Instrument No. 20201113-0134351 and Instrument No. 20210318-0035997, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

Being also known as 6237 Henry Ford Drive, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6237 Henry Ford Drive, Nashville, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th day of August, 2021

Andrew D. Daily

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Andrew D. Daily, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of August, 2021.

Notary Public

My Commission Expires: 11/20/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY