Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 722828 DEEDWARR
09/23/2021 11:17:26 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210923-0127982

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of SEPTEMBER, 2021.

Notary Public
My commission expires:

CHAPMAN TITLE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 2022 Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
DODD DEVELOPMENT GROUP, LLC 4404 SUNNYBROOK DRIVE NASHVILLE, TN 37205	NEW OWNER	10501025300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS M. FORD, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **DODD DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING THE WESTERLY PART OF LOT NO. 16 AND THE NORTHERLY 6.0 FEET OF THE WESTERLY PART OF LOT NO. 17 ON THE MAP OF COTTON AND MOORE'S SUBDIVISION OF LOT NO. 26 IN O.B. HAYES ROKEBY PLAN OF RECORD IN BOOK 332, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NOS. 16 AND 17 FRONT TOGETHER 38.0 FEET ON THE WESTERLY SIDE OF 14TH AVENUE SOUTH, AS WIDENED, AND RUN BACK BETWEEN PARALLEL LINES, WITH THE SOUTHERLY MARGIN OF AN ALLEY 159.0 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR.

TOGETHER WITH THAT PORTION OF ALLEY NO. 396 INCLUDED IN SAID PROPERTY THAT WAS CLOSED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY METROPOLITAN COUNTY COUNCIL ORDINANCE NO. 71-1463 OF RECORD IN COUNTY CLERK'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO DENNIS M. FORD, UNMARRIED, BY DEED FROM BONITA WOODS DUNLAP, TRUSTEE, UNDER THE LAST WILL AND TESTAMENT OF BESSIE M. WOODS DATED MAY 7, 1999, OF RECORD IN BOOK NO, 11478, PAGE 853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This property is improved property known as 1205 14th Avenue, South, Nashville, TN 37212.

This conveyance is further subject 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, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of SEPTEMBER, 2021.

Dennis M. Ford

DENNIS M. FORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DENNIS M. FORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 20th day of SEPTEMBER, 2021.

Notary Public

My Commission expires: 11/08/22

(SEAL) SHAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON