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

This Instrument Prepared By:

C. Tucker Herndon
Burr & Forman LLP
222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 738636 DEEDWARR
10/18/2021 11:19:51 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20211018-0139534

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map(s) & Parcel No(s).*
Erin Tao Akshay Thomas 144 Alton Road Nashville, Tennessee 37205	Same	130 09 0 030.00

THIS **GENERAL WARRANTY DEED** is dated and effective as of the 13th day of October, 2021, between **STEVEN EUGENE FORD,** as grantor and being the "***Grantor***", and **ERIN TAO** and **AKSHAY THOMAS**, husband and wife; as Joint Tenancy with Rights of Survivorship, as grantees and being the "***Grantees***":

WITNESSETH

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantees, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantees, the real property described as follows:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property located on 144 Alton Road, Nashville, Davidson County, Tennessee 37205.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantees, their heirs and assigns, forever. **AND** said Grantor, for himself and his heirs and assigns, does hereby covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, and 2021 taxes which shall be prorated as of the date of closing and which Grantees assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

STEVEN EUGENE FORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Steven Eugene Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of October, 2021.

Notary Public

My Commission Expires: Nov 6. 2024

TUCKER HERMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,900,000.00.

Affiant

Subscribed and sworn to before me this 13th day of October, 2021.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 9, Block C, on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C & D, of record in Book 1130, page 62, 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 the same property conveyed to Steven Eugene Ford and Eugene Ervine Woolsey by Warranty Deed of record in Instrument No. 20130412-0036286, in the Register's Office of Davidson County, Tennessee; Thereafter further conveyed to Steven Eugene Ford from Eugene Ervine Woolsey by Quitclaim Deed of record in Instrument No. 20160104-0000026, Register's Office for Davidson County, Tennessee.