Karen Johnson Davidson County
Batch# 800233 DEEDWARR
02/04/2022 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20220204-0013112

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36854-12-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 25th day of January, 2022. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas Ford, Suzanne Ford 3924 Caylor Drive Nashville, TN 37215	Thomas Ford, Suzanne Ford 3924 Caylor Drive Nashville, TN 37215	Map and Parcel No.: 11913028900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy B. Nelms, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Ford and Suzanne Ford, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 317 Tanksley Ave, Nashville, TN 37211.

This property has never served as the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of January, 2022.

Nancy B. Nelms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy B. Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2022.

Notary Public

My Commission Expires:
10-2-2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Tanksley Subdivision, a Plan of which is of record in Plan Book 56, Page 547, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 104.25 feet on the South side of Tanksley Avenue and runs back in a southerly direction on the west side 156.5 feet to said 15 feet alley and shows 73.75 feet on said alley.

Being the same property conveyed to Malcolm L. Barrett by deed dated December 6, 1976 from Ethel Taylor of record in Book 5097, Page 913, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 19, 1996 of record in Book 10103, Page 350, Register's Office for Davidson County, Tennessee, Malcolm L. Barrett conveyed subject property to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996 of the Barrett Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto. E. Keith Uselton was appointed Successor Trustee by Order filed August 31, 2015 in Docket No. 07-P-1828, Seventh Circuit Court for Davidson County, Tennessee Probate Division.

The said Malcom L. Barrett, Sr. having since died on November 4, 2003, and the said Rachel S. Barrett having since died on July 2, 2007, with the beneficiaries under the Barrett Joint Revocable Living Trust Agreement u/a/d May 30, 1996 having since disclaimed their shares in the aforesaid Trust as evidenced by that certain Settlement Agreement and Release dated February 14, 2013, as approved and filed under seal by Agreed Final Order entered by the Davidson County Probate Court in the Matter of the Estate of Rachel S. Barrett, deceased, Case No. 07P-1828, wherein the real properties left to the corpus of the aforesaid Trust were divided among the beneficiaries of the Trust into three (3) "family groups," with one of which family groups being comprised of Nancy B. Nelms and William Kenneth Nelms, III, and in which family group the subject property was included by way of such Settlement Agreement and Release.

Being the same property conveyed to Nancy B. Nelms, married, by Quitclaim Deed from E. Keith Uselton, as Successor Trustee of the Barrett Joint Revocable Trust Agreement u/a/d May 30, 1996, and as Personal Representative for the Estate of Rachel S. Barrett, and William Kenneth Nelms, III, individually, of record in Instrument No. 20211206-0161623, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes which have assumed in full by the Grantee.
2. All matters appearing on the Plan of record as Book 56, Page 547, Register's Office for Davidson County, Tennessee.
3. Letter from the Metropolitan Government Department of Codes recorded in Instrument No. 20211026-0143964, Register's Office for Davidson County, Tennessee.

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 1/25/22.

George E. Mudter, Jr.
Dated 1/25/22

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 acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 1/25/22

My commission expires 10/2/2023

