WARRANTY DEED

Karen Johnson Davidson County
Batch# 811209 DEEDWARR
02/24/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,271.80
20220224-0021388

File No. BC-22-2040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Ford and Theresa Ford	Same as New Owner	
(NAME)	(NAME)	
463 Old Spofford Road	463 Old Spofford Road	083-14-0-011.00
(ADDRESS)	(ADDRESS)	
Winchester, NH 03470	Winchester, NH 03470	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christopher D. Smith, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kerry Ford and Theresa Ford, Trustees, or their successors in trust, of the Kerry & Theresa Ford Living Trust dated October 27, 2015, and any amendments thereto**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 12 on the Plat of Richardson Place Subdivision, as of record in Book 547, Page 135, Register of Deed Officer for Davidson County, Tennessee being pans of Lot Nos, 95, 96 and 103 and part of an alley lying south of Lot No. 103 on the Plan of Lockeland, the Chadwell Home Place, as of record in Book 57, Page 135, said Register's Office.

Said Lot No. 12 fronts 64 feet on the Northerly side of Holly Street, formerly Chadwell Street or Avenue, and runs back between parallel lines 379 feet to a dead line.

Being the same property conveyed to Christopher D. Smith, an unmarried man by Quitclaim deed from Pamela Carter, unmarried, Richard Smith, married, Charles L. Smith, unmarried of record in Instrument No. 20130904-0093236 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on September 04, 2013.

This is property more commonly known as 1803 Holly Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 10th day of February, 2022.

Christopher D. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2022, before me personally appeared Christopher D. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of February, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **February 10, 2022**.

Affiant Signature

February 10, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

10th day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON