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|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20227009<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$475,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Kirsten Virden<br>Affiant<br><br>Sworn to and subscribed before me this 24 day of May, 2022.<br><br>Notary Public<br>My Commission Expires: 3/3/26 |

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 862284 DEEDWARR
05/25/2022 10:40:00 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20220525-0060621

# WARRANTY DEED

**THIS INDENTURE**, made this 23rd day of May, 2022, among:

**NATHANIEL HENRY DADD, A MARRIED MAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**CHAD DANIEL SANDFORD, UNMARRIED MAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat of Belle Arbor PUD, Phase 2 (Formerly known as Victory Village PUD) of record in Plat at Instrument No. 20161222-0134965, and Corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 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 Nathaniel Henry Dadd, a single man and Madeline Dunning, a single woman by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20171017-0106166 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 17, 2017.**

**Being the same property conveyed to Nathaniel Henry Dadd, a married man by QuitClaim deed from Nathaniel Henry Dadd and Madeline Dadd F/K/A Madeline Dunning, husband and wife who both acquired title as single of record in Instrument No. 20211020-0141049 Register's Office for Davidson County, Tennessee, dated October 09, 2021 and recorded on October 20, 2021. Being also known as 1447 Havenbrook Drive Nashville, TN 37207.**

**Madeline Dadd joins in executing this deed, conveying any marital interest he may have in said property.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Nathaniel Henry Dadd**

Madeline Dadd
**Madeline Dadd**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nathaniel Henry Dadd and Madeline Dadd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of May, 2022.

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

James R. Thompson
Notary Public
My Commission Expires: 6-18-25

**Owner Name & Property Address:**

Name: Chad Daniel Sandford
Address: 1447 Havenbrook Drive
City, State, Zip: Nashville, TN 37207

**Responsible Party For Taxes:**

Name: Highlands Residential Mortgage
Address: 9501 W Belloy Dr. #800
City, State, Zip: Allen TX 75013

**Tax ID: 050-02-0A-027.00-CO**