Karen Johnson Davidson County
Batch# 885457 DEEDWARR
07/07/2022 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220707-0078520

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-DM-5918-A-C

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Duffley	C/o Mortgage, LLC	
(NAME)	(NAME)	
5918 A Carl Place	15430 W. Capitol Drive	091 06 3M 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1945	Brookfield, WI 53005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN C. FORD, UNMARRIED AND RICHARD WAYNE FORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN DUFFLEY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 5918A of 5918 Carl Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5918 Carl Place, a Horizontal Property Regime, of record in Instrument No. 20210625-0086548, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Gail E. Burgess, unmarried, by Warranty Deed from Callie F. Thomason, unmarried, of record in Book 9578, Page 918, in the Register's Office for Davidson County, Tennessee, dated January 25, 1995 and recorded on January 26, 1995. The said Gail E. Burgess having since died on July 7, 2020, as shown on her Last Will and Testament in the Probate Division of the Circuit Court of Davidson County, Tennessee, in Docket No. 20P1359.

Being the same property conveyed to C & H Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Lisa Gruensfelder, married, as Personal Representative of the Estate of Gail Eileen Burgess and as beneficiary of the Last Will and Testament of Gail Eileen Burgess, of record in Instrument No. 20210308-0030152, in the Register's Office for Davidson County, Tennessee, dated March 3, 2021 and recorded on March 8, 2021.

Being the same property conveyed to Stephen C. Ford and Richard Wayne Ford, both unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed from C & H Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220217-0018431, in the Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 17, 2022.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Park Addition, as recorded in Plat Book 2330, Page(s) 39 .
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210625-0086548.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5918 A Carl Place, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 6th day of July, 2022.

Stephen C. Ford

Richard Wayne Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2022, before me personally appeared Stephen C. Ford, 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 6th day of July, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of July, 2022, before me personally appeared Richard Wayne Ford, 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 6th day of July, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 July 6, 2022 (date of document).

Affiant Signature

July 7, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 7th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY