WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. BC-22-2758

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 30th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 6/30/2026
(AFFIX SEAL)

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
Adam Ford and Rachel Modahl	Same as New Owner	
(NAME)	(NAME)	
1803 Holly Street		083-14-0-011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Kerry King Ford and Theresa Ann Ford, Trustees of The Kerry and Theresa Ford Living Trust dated October 27, 2015,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Ford and Rachel Modahl, husband and wife**, 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:

Land in Davidson County, Tennessee, 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 Kerry Ford and Theresa Ford, trustees, or their successor in trust, of the Kerry & Theresa ford Living trust dated October 27, 2015 by Warranty deed from Christopher D. Smith, an unmarried man of record in Instrument No. 20220224-0021388 Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on February 24, 2022.

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

Karen Johnson Davidson County
Batch# 891882 DEEDWARR
07/21/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,271.80
20220721-0083565

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 our hand this 30th day of June, 2022.

The Kerry and Theresa Ford Living Trust
dated October 27, 2015

By: Kerry King Ford, Trustee
Kerry King Ford, Trustee

By: Theresa Ann Ford
Theresa Ann Ford, Trustee
Trustee

STATE OF NH
COUNTY OF Cheshire

On this 29th day of June, 2022, before me personally appeared Kerry King Ford and Theresa Ann Ford, Trustees of The Kerry and Theresa Ford Living Trust dated October 27, 2015, 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 29th day of June, 2022.

Karey Miner
Notary Signature
My commission expires:

KAREY MINER
Notary Public, State of New Hampshire
My Commission Expires Nov. 18, 202[illegible]

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 **June 29, 2022**.

Affiant Signature

June 29, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

29th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

