PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 895946 DEEDWARR
07/29/2022 11:18:56 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220729-0086576

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $700,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2022. Notary Public My commission expires: 5-5-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexander Hanson Mills and Kaitlin Elizabeth Krupp	New Owner	063-04-0-119.00
908 Tabitha Lane		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John L. Ford, III and Sandra H. Ford, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alexander Hanson Mills and Kaitlin Elizabeth Krupp, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Phase One, Cleveland Hall Subdivision, as shown on the Minor Revision, Lot 156 & 157, Phase One, Cleveland Hall, as of record in Plat Book 11700, Page 51, as amended in Instrument No. 20001026-0106276, 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 John L. Ford III and Sandra H. Ford, husband and wife by Warranty deed from Debra B. Miller, unmarried of record in Instrument No. 20140530-0046415 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 30, 2014.

This is improved property known as **908 Tabitha Lane, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of July, 2022.

John L. Ford, III

Sandra H. Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John L. Ford, III and Sandra H. Ford, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of July, 2022.

Notary Public
My Commission Expires: 4-17-23



SolomonParks File No. 22-000895-526