34B

Karen Johnson Davidson County
Batch# 929410 DEEDWARR
10/13/2022 02:06:18 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20221013-0112480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Gregory Hatfield, Blake Daniel Henson, and Madison Elizabeth Hatfield	Freedom Mortgage	147 09 0 068.00
(NAME) 5009 Darlington Drive	(NAME) 951 Yamato Rd, Ste 175	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Boca Raton, FL 33431	
(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, WE,

AUSTIN FORD AND SARAH P. FORD, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John G. Hatfield, a married man, Madison E. Hatfield, an unmarried woman and Blake Henson, an unmarried man, as tenants in common

HEREINAFTER CALLED THE GRANTEES, 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. 7 on the Plan of Section One, Caldwell Country Estates, as shown of record in Plat Book 2663, Page 68 and 69, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Austin Ford and Sarah P. Ford, husband and wife, by Warranty Deed from Eric Weber, married, of record in Instrument No. 20170807-0080555, in the Register's Office of Davidson County, Tennessee, dated August 04, 2017, and recorded on August 07, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 5009 Darlington Drive, Nashville, TN 37211

LT&E File #19621

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(s) this 11th day of October, 2022

Austin Ford

Sarah P. Ford

STATE OF ~~TENNESSEE~~ Hawaii
COUNTY OF ~~WILLIAMSON~~ Maui

On this 11th day of October, 2022, before me personally appeared Austin Ford and Sarah P. 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 11th day of October, 2022.

Christine Ortiz

Notary Signature

My commission expires: Notary Commission Expires October 22, 2024

CHRISTINE ORTIZ NOTARY PUBLIC Comm. No. 2000 541 STATE OF HAWAII

CHRISTINE ORTIZ NOTARY PUBLIC Comm. No. 2000 541 STATE OF HAWAII

Doc. Date: 10/11/22 # Pages: 2

Notary Name: Christine Ortiz Second Circuit

Doc. Description: Warranty deed

Notary Signature Date 10/11/22

Stamp or Seal

LT&E File #19621