WARRANTY DEED

Karen Johnson Davidson County
Batch# 943327 DEEDWARR
11/21/2022 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20221121-0123252

File No. DH-22-3495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
Kevin Brice Dalton	NEW OWNER	
(NAME)	(NAME)	083-10-0B-002.00-CO
1813 Forrest Avenue		
(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, **Robben Ford, unmarried, and Kelly Roberts, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Brice Dalton, an unmarried man**, 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:

A certain condominium apartment in Davidson County, TN, described as Unit "B" of 1811/1813 Forrest Avenue Townhomes, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown in Exhibit "A" to the Master Deed of record in Instrument No. 20070712-0082822, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1811/1813 Forrest Avenue Townhomes, Condominium Apartments contained in the Master Deed, as shown and described in Master Deed recorded in Instrument No. 20070712-0082822, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robben Ford, married and Kelly Roberts, married, joint tenants with rights of survivorship by Warranty Deed from Amanda Barfield and James Cripe of record in Instrument No. 20191121-0120232 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on November 21, 2019.

Robben Ford subsequetly divorced in Vebtura County, California (Case No. D391439).

This property is not, nor has it ever been, a marital residence of either of the Grantors and as such is not subject to any homestead, dower, or other martial interest.

This is property more commonly known as 1813 Forrest Avenue, 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 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 this 28 day of October, 2022.

Robben Ford

Robben Ford

Kelly Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of October, 2022, before me personally appeared Robben Ford and Kelly Roberts, 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 28 day of October, 2022.

D. Hardwick

Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

True Copy Certification

I, **Kaz Arbogast,** 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 this the ~~17th~~ 28th day of ~~November~~ October, 2022.

Affiant Signature
Date 11/17/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

