Karen Johnson Davidson County
Batch# 983405 DEEDWARR
03/22/2023 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20230322-0020801

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 362,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of March, 2023.

Notary Public

COMMISSION EXPIRES: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Olivia Schwartz	Stifel Bank and Trust	053 13 0 056.00
(NAME)	(NAME)	
216 Chesterton Court	P.O. Box 11733	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Newark, NJ 07101-4733	
(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, Tiffany Ford and Ashley Williams, sole heirs at law Barry Clark Ford,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olivia Schwartz, a single woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 132 on the Plan of Phase I Kimbolton, as shown on plat of record in Plat Book 6900, page 276, 277, 278 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Barry Clark Ford and his wife, Gloria H. Ford, as by Deed from Phillips Builders, Inc., as dated 03/02/1986 and recorded 03/02/1986 in Instrument Number 198803027481832 in the official records of Davidson County Recording Office and further conveyed to Barry Clark Ford, by Quitclaim Deed from Gloria H. Ford, dated 12/10/2002 and recorded 03/03/2003 in Instrument Number 200303030027197 in the Register's Office for Davidson County, Tennessee and further conveyed to Barry Clark Ford, unmarried man, by Quitclaim Deed from Barry Clark Ford, an unmarried man who acquired title without marital status, dated 05/09/2006 and recorded 06/16/2006 in Instrument Number 200606160072198, in the Register's Office for Davidson County , Tennessee. The said Barry Clark Ford died intestate on February 4, 2021, leaving the grantors, Tiffany Ford and Ashley Williams as his sole heirs at law who inherited the property by intestate succession. See Affidavit of Heirship of record in Instrument No. 202303220020800, in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 216 Chesterton Court (House Number) (Street) (P.O. Address) Madison, TN (City or Town) 37115 (Postal Zip)

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, successors 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, successors 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 our hands this 20 day of March, 2023.

Estate of Barry Clark Ford

By: _____
Tiffany Ford, Heir at Law

By: _____
Ashley Williams, Heir at Law

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Tiffany Ford, and Ashely Williams, Heirs at Law of Barry Clark Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20 day of March, 2023.

_____

Commission Expires: 11/3/25



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/20/2023.

D. Shayne Adair

3/21/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 **day of** March, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026