This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20760-MC

Karen Johnson Davidson County
Batch# 999656 DEEDWARR
05/04/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230504-0033299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Vicky Small
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3rd day of May, 2023.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vicky Small 4125 Pineorchard Place Nashville, TN 37013	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502-2028	164 10 0A 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Myka L. Ford Harris, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vicky Small, a single woman,** hereinafter called the Grantee(s), his/her/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. 20 of Village One Summerfield of record in Instrument #20000211-0014170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Myka L. Ford-Harris, Unmarried by Quitclaim Deed from Vicky Small, Unmarried, of record in Instrument No. 20230421-0029595, in the Register's Office of Davidson County, Tennessee, dated April 21, 2023 and recorded on April 21, 2023.

Further being the same property conveyed to Vicky Small, Unmarried and Myka L. Ford-Harris, Unmarried, as Tenants in Common With Right of Survivorship, by Quitclaim Deed from Myka L. Ford-Harris, Unmarried, of record in Instrument No. 20220421-0046109, in the Register's Office of Davidson County, Tennessee, dated April 19, 2022 and recorded on April 21, 2022.

Further being the same property conveyed to Michael L. Ford, an Unmarried Man and Myka L. Ford-Harris, Unmarried, as Tenants in Common With Right of Survivorship, by Quitclaim Deed from Michael L. Ford, an Unmarried Man, of record in Instrument No. 20190923-0096430, in the Register's Office of Davidson County, Tennessee, dated September 23, 2019 and recorded on September 23, 2019. Said Michael L. Ford having since passed on February 27, 2021, leaving Myka L. Ford Harris as the surviving tenant.

Further being the same property conveyed to Michael L. Ford, an unmarried man, by Warranty Deed from K B R G of Nashville, LLC, of record in Instrument No. 20020404-0041086, in the Register's Office of Davidson County, Tennessee, dated March 29, 2002 and recorded on April 04, 2002.

202305040033299

This is improved property located at: **4125 Pineorchard Place, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 3rd day of May, 2023.

GRANTOR:

Myka L. Ford Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Myka L. Ford Harris**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2023.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202305040033299

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/3/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/3/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

