THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444387**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $374,900.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2023. Notary Public My Commission Expires: _____

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1004159 DEEDWARR
05/17/2023 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20230517-0036739

WARRANTY DEED

Address New Owner: Lawrence Warthan and Donna Warthan, and Brittany Warthan 934 Drummond Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-16-0-080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelly Joseph Ford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence Warthan and Donna Warthan, Husband and Wife and Brittany Warthan, Unmarried as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 148, as shown on the map entitled Battlewood Section Two, of record in Plat Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KELLY JOSEPH FORD, by deed from AMY LYNN GUTHRIE, of record in Instrument No. 20150218-0013634 , dated February 13, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 119-16-0-080.00.

Matters shown on the Plan of record in Plat Book 1835, pages 95 & 96, said Register's Office.

This is improved property located at 934 Drummond Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of May, 2023.

Kelly Joseph Ford

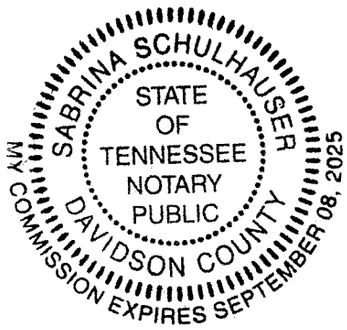
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Joseph Ford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2023.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Aimee Cain, 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 May 15, 2023.

Date

Aimee Cain

Affiant Signature

May 15, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of May, 2023.

Notary's Signature

My Commission Expires: **My Commission Expires: May 18, 2024**

Date

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)