WARRANTY DEED

Karen Johnson Davidson County
Batch# 1043487 DEEDWARR
08/28/2023 12:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20230828-0067143

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Leonard Espiritu	Legacy Home Loans dba Stcadfast	143-06-0B-001-00
(NAME) 920 Harpeth Trace Drive	(NAME) 1036 Stearman Dr #6	
(ADDRESS) Nashville, TN 37221	(ADDRESS) White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we David Scott Ford, Gwyn Ford, Barry Christian Kimbro, Amanda Gayle Kimbro and November James Ford**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Justin Leonard Espiritu and Rebecca Espiritu, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 1 on the Plan of Harpeth Ridge Planned Unit Development, of record in Book 5200, Page 723, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to David M. Ford and wife, Linda L. Ford by Warranty Deed from David Gordan Jones, dated 10/26/1987, of record in Book 7388, Page 801, Register's Office for Davidson County, Tennessee.

The said Linda L. Ford died on 01/03/2022, leaving the said David M. Ford the sole surviving tenant by the entirety.

The said David M. Ford died testate on 01/17/2022, devising subject property to David Scott Ford, Gwyn Ford, Barry Christian Kimbro, Amanda Gayle Kimbro, and November James Ford, as evidenced in File No. 22P958, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 920 Harpeth Trace Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of August, 2023.

David Scott Ford

Gwyn Ford

Barry Christian Kimbro

Amanda Gayle Kimbro

November James Ford

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Scott Ford, Gwyn Ford and Amanda Gayle Kimbro the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, November James Ford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Notary Public:
My Commission Expires: _____

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Barry Christian Kimbro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Effective the 24th day of August, 2023.

David Scott Ford

Gwyn Ford

Barry Christian Kimbro

Amanda Gayle Kimbro

November James Ford

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Scott Ford, Gwyn Ford and Amanda Gayle Kimbro the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, November James Ford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Notary Public:
My Commission Expires: 7/6/2026

MANNY OTERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2026

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Barry Christian Kimbro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Effective the 24th day of August, 2023.

David Scott Ford

Gwyn Ford

By Christian Kimbro
Barry Christian Kimbro

Amanda Gayle Kimbro

November James Ford

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Scott Ford, Gwyn Ford and Amanda Gayle Kimbro the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Notary Public:
My Commission Expires: _____

State of Tennessee
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, November James Ford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Notary Public:
My Commission Expires: _____

State of Idaho
County of Lewis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Barry Christian Kimbro, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of August, 2023.

Patricia J Armiger
Notary Public:
My Commission Expires: 08/20/2025

PATRICIA J. ARMIGER
COMM NO. 20191693
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: AUG. 20, 2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Pam Autry,** 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 25/29 day of August, 2023.

Affiant Signature

Date 8/25/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/10/2027

