Karen Johnson Davidson County
Batch# 1056028 DEEDWARR
10/02/2023 09.36:09 AM 2 pgs
Fees $13 00 Taxes $943 50
20231002-0076961

23833
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

# WARRANTY DEED

**Address New Owner(s):**
Kristina Wood
1400 Latimer Lane
Hendersonville, TN 37075

**Send Tax Bills to:**
new owner

Map/Parcel: 05202014700

FOR AND IN 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, **Rebecca F. Ford, an unmarried woman**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Kristina Wood**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

**LAND in Davidson County, Tennessee, being Lot No. 19 and the westerly 20 feet of Lot No. 18 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County.**

**Said Lot No 19 and part of Lot No. 18 adjoin and front together 70 feet on the southerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.**

**BEING the same property conveyed to Arden D. Ford and Rebecca F. Ford, husband and wife, by Warranty Deed from Bessie Marie Vansel, Jimmy Doyle Bates and Ricky Lee Bates, dated October 5, 2015, and filed at Instrument No. 20151015-0105089, Register's Office for Davidson County, Tennessee. The said Arden D. Form having died on 02/18/2022 with title now being vested in Rebecca F. Ford as surviving tenant by the entirety.**

**This conveyance is subject to: Taxes for 2023 and subsequent years; plat of record in Plat Book 1130, page 85 and any and all restrictions, easements and zoning regulations which may be applicable.**

This is improved property known as: 728 Cheryl Avenue, Madison, TN 37115

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 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 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(s) as on the date shown on the Notary forms.

Rebecca F. Ford

Rebecca F. Ford

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca F. Ford**, the within named bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of September, 2023.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $255,000.00

Affiant

Sworn to and subscribed before me, this 29th day of September, 2023.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026