Karen Johnson Davidson County
Batch# 1066528 DEEDWARR
10/31/2023 10 58 51 AM 3 pgs
Fees $18 00 Taxes $1,609 50
20231031-0084984

Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #23-1254

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon Q. LeVan, Executrix of the Last Will and Testament of Thomas Edward LeVan, deceased, and Thomas Edward LeVan, Jr. and Kevin David LeVan, Devisees of the Last Will and Testament of Thomas Edward LeVan, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jared Ford and Daphne Ford, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Valley West, Section Two of record in Book 3600, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas E. LeVan and wife, Marie L. LeVan by Warranty Deed from Neal Barton Jr. and wife, Bonnie Renee Rhodes Barton of record in Instrument No. 20001023-0104947 Register's Office for Davidson County, Tennessee, dated October 20, 2000 and recorded on October 23, 2000. Thomas E. LeVan and Thomas Edward LeVan are one and the same.

Marie L. LeVan died on or about October 18, 2014, leaving Thomas E. LeVan, as surviving tenant by the entirety. Thomas E. LeVan a/k/a Thomas E. LeVan, Sr., died on or about March 08, 2022, his Last Will and Testament duly entered in the Seventh Circuit Court for Davidson County, Tennessee, probate Division, bearing Docket No. 22P1201.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 503 Colice Jeanne Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jared Ford 503 Colice Jeanne Road Nashville, TN 37221	NEW OWNER	142-11-0-075.00

WITNESS THE EXECUTION HEREOF this 30th day of October, 2023.

Thomas Edward LeVan

Thomas Edward LeVan, Jr.

State of Tennessee)
County of Davidson)

On this 30th day of October, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas Edward LeVan, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

Kevin David LeVan

Kevin David LeVan

State of Tennessee)
County of Davidson)

On this 30th day of October, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin David LeVan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

WITNESS THE EXECUTION HEREOF this 30th day of October, 2023.

Sharon Q LeVan, Executrix
Sharon Q. LeVan, Executrix

State of Tennessee)
County of Davidson)

On this 30th day of October, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sharon Q. LeVan, as Executrix of the Estate of Thomas Edward LeVan, deceased, and the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of October, 2023.

Notary Public

My Commission Expires: _____

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025