39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

Karen Johnson
Batch # 1140943
05/30/2024 12:59:07 PM
Fees: $13.00 Taxes: $3,108.00
Davidson County
DEEDWARR
2 pgs
20240530-0040158

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 24-CD-253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Forehand and Alison Forehand,	FIRST BANK	12600001502
(NAME)	(NAME)	
9064 Old Charlotte Pike	722 COLUMBIA AVE	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Forty Thousand And No/100 Dollars ($840,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILIP J. DAVIS AND KIMBERLY A. DAVIS, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD FOREHAND AND ALISON FOREHAND, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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. State of Tennessee, described as follows, to-wit:

Beginning at a point in the westerly margin of Old Charlotte Rd., said point lying North 2 ° East 2375 feet along the westerly margin of said road from the northwest corner of the intersection of said road and U.S. Highway No. 70; thence North 88° West 625 feet to a point; thence North 2 ° 15 minutes East 150 feet to a point; thence South 88 ° East 625 feet to the westerly margin of said road; thence with the westerly margin of said road South 2° 15 minutes West 150 feet to the beginning.

Being the same property conveyed to Philip J. Davis and Kimberly A. Davis, husband and wife, by Warranty Deed from Philip Davis Construction Company, LLC, a Tennessee limited liability company,

dated April 25, 2022, recorded April 26, 2022, of record in Instrument No. 20220426-0047697, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 9064 Old Charlotte Pike, Pegram, TN 37143
(House No.) (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 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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 28 day of May, 2024.

Philip J. Davis

Kimberly A. Davis

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of May 2024, before me personally appeared Philip J. Davis and Kimberly A. Davis to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 28 day of May 2024.

Commission Expires: _____

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

Notary Public