Karen Johnson Davidson County
Batch# 1153725 DEEDWARR
07/02/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20240702-0049866

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of July, 2024.

Notary Public
My Commission Expires: 11/22/2025

PAULETTE P. STROUPE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2024-944

Address of New Owner:	Send Tax Bills to:	Tax Information:
3907 Delaware Ave. LLC	New Owner	
55 Lucile Street, Apt 508, Nashville, TN 37207		091-12-0-266.00

WARRANTY DEED

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, we

H. Fred Ford, Sr., a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

3907 Delaware Ave. LLC, a Tennessee limited liabilty company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for said County, and more particularly described as follows:

Beginning on the southerly margin of Delaware Avenue, formerly Corry Street, at a point 220 feet easterly from the easterly margin of 40th Avenue, North, formerly Clifton Avenue; thence easterly with Delaware Avenue 48 feet; thence southerly parallel with 40th Avenue North 72 feet, more or less, to the north line of a part of said lot, formerly owned by Guy; thence with said line westerly 48 feet; thence northerly 73 feet more or less to the beginning.

Being the same property conveyed to H. Fred Ford by County Court Clerk's Deed from R.E. Worrell, Clerk of the County Court at Nashville, for Davidson County, Tennessee of record in Deed Book 5213,

page 793, Register's Office for Davidson County, Tennessee, dated October 21, 1977 and recorded on October 25, 1977.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved __X__ unimproved property and the address of the herein described property is believed to be 3907 Delaware Ave, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Witness my hands this 1st day of July, 2024.

H. Fred Ford Sr by H. Fred Ford Jr. His Attorney-In-Fact

H. Fred Ford, Sr., by H. Fred Ford, Jr, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named H. Fred Ford, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for H. Fred Ford, Sr., and that he is authorized by H. Fred Ford, Sr.to execute this instrument on his behalf.

Witness my hand and official seal at Williamson County, Tennessee, this 1st day of July, 2024.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public at Large

My commission expires: 01/17/2027

Certificate of Authenticity

I, Kinkra Spann, 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 7/1/2024.

Date

Affiant Signature

7/2/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of July, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY