Karen Johnson Davidson County
Batch# 1168743 DEEDWARR
08/13/2024 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20240813-0061529

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748205**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2024. Notary Public My Commission Expires:

KATHLEEN MALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

WARRANTY DEED

Address New Owner: Mary Smiley Ford, Jonathan Scott Ford and Lori Smiley 1009 49th Avenue North Nashville TN 37209	Send Tax Bills To: **New Owner**	Tax Information: Tax Parcel ID No. 091-07-4M-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip Craig Booker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Smiley Ford and Jonathan Scott Ford, wife and husband, and Lori Smiley joint tenants with the rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "B" on the plan of Homes at 4901 Kentucky & 1009 49th Avenue N., as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 4901 Kentucky & 1009 49th Avenue N., a Horizontal Property Regime with Private Elements of record in Instrument No. 20180212-0013845, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PHILLIP CRAIG BOOKER, by deed from HANNAH M. COLE AND ADAM D. COLE, WIFE AND HUSBAND, of record in Instrument No. 20210503-0059063 , dated April 30, 2021 , said Register's Office.

Phillip Craig Booker and Philip Craig Booker being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 091-07-4M-002.00 CO.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180212-0013845, said Register's Office.

This is improved property located at 1009 49th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2024.

Philip Craig Booker

STATE OF KY)

COUNTY OF Fayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip Craig Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2024.

Notary Public

OFFICIAL SEAL
LAUREN UNTCH GOODHART
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 8/3/2028
Commission # KYNP10369

My Commission Expires: 8/3/28

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/5/24.

Date

Affiant Signature

8/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of August, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

