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

39-B
File #24-1199

Karen Johnson Davidson County
Batch# 1171602 DEEDWARR
08/19/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20240819-0063317

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 **Bonnie Lacey Horton fka Bonnie Horton Willoughby, unmarried and Jesse Taylor Willoughby, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Raymond Ford and Judith 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. 53 on the Plan of B.F. Shields Addition to Nashville of record in Plat Book 57, Page 31, 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 Bonnie Horton Willoughby and Jesse Taylor Willoughby, wife and husband by Warranty Deed from James Pusateri, an unmarried man of record in Instrument No. 20150706-0065267 Register's Office for Davidson County, Tennessee, dated July 1, 2015 and recorded on July 6, 2015. Bonnie Lacey Horton formerly known as Bonnie Horton Willoughby and Jesse Taylor Willoughby are now divorced as shown of record in Docket No. 24D-654 in the Fourth Circuit Court for Davidson County, Tennessee.

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: 1003 15th Avenue South, Nashville, TN 37212.

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:
Christopher Raymond Ford
1003 15th Avenue South
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT
NEW OWNERS
1003 15TH AVE SOUTH
NASHVILLE, TN 37212

TAX MAP-PARCEL #:
105-01-0-158.00

WITNESS THE EXECUTION HEREOF this 15th day of August, 2024.

Jesse Taylor Willoughby

State of Tennessee)
County of Davidson)

On this 15th day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jesse Taylor Willoughby, 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

Bonnie Lacey Horton

State of Tennessee)
County of Davidson)

On this 15th day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bonnie Lacey Horton, 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: **$ 1,425,000.00**.

Affiant

Sworn and subscribed before me on this the 16th day of August, 2024.

Notary Public

My Commission Expires: 7/11/2024

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202408190063317

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 16, 2024**.

Date

Affiant Signature

August 16, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **16** day of **August**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)