WARRANTY DEED

Karen Johnson
Batch # 1241807
02/27/2025 10 33 16 AM
Fees $13 00 Taxes $1,485 55

Davidson County
DEEDWARR
2 pgs

20250227-0014576

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 1-30-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NO(S)
DOT Holdings, LLC, a Tennessee Limited Liability Company	DOT Holdings, LLC, a Tennessee Limited Liability Company	148-5-126 00
(NAME)	(NAME)	
2500 21st Ave S.	2500 21st Ave S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No. 20242253

For and 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, I/we, **Robert L. Ford and and wife, Cheryl Ford**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DOT Holdings, LLC, a Tennessee Limited Liability Company**, 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:

Certain real property situate in the 5th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 108 on the Plan of Haywood Acres Section IV of record in Plat Book 2900, page 93, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Robert L. Ford and wife, Cheryl Ford by Warranty Deed from James Anthony Gafford and wife, Karen Charvonne Gafford, dated 07/31/1998 and filed of record in Book 11059, page 885, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 240 Margo Lane, Nashville, TN 37211
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of February, 2025

Robert L. Ford

Robert L. Ford

Cheryl Ford

Cheryl Ford

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert L. Ford and Cheryl Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of February, 2025

Notary Public
My Commission Expires 4/26/26

