RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number. 4-5140-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $419,900 00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2025.

Notary Public
My Commission Expires 11-8-27

Karen Johnson Davidson County
Batch # 1242383 DEEDWARR
03/03/2025 09 25 30 AM 2 pgs
Fees $13 00 Taxes $1,553 63
20250303-0015429

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sophia A Vogel and Christian M. Vogel 2809 Airwood Drive Nashville, TN 37214	OWNER	095 12 0 170 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Bryan Ford, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Christian M. Vogel and Sophia A. Vogel, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat - PHASE ONE, LAKELAND - SECTION II of record in Plat Book 6250, Page 983, 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 Bryan Ford, an unmarried man, by Warranty Deed from Gary Adair and wife, Dorane Adair, of record in Instrument No 20190531-0051582, in the Register's Office of Davidson County, Tennessee, dated May 28, 2019, and recorded on May 31, 2019

This is improved property located at **2809 Airwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number 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 28th day of February, 2025.

GRANTOR.

Bryan Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan Ford, the within named bargainor, 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 foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 28th day of February, 2025

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 01/22/2029