Karen Johnson Davidson County
Batch# 1293677 DEEDWARR
07/03/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20250703-0052654

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Carmen Coats
Affiant

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2025

April Sumrld
Notary Public

Commission Expires: 12·19·2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cindy Lou Ford 1002 Gwynn Drive Nashville, TN 37216	Roundpoint Mortgage Servicing 4446 Wrenplace Rd Fort Mill, SC 29715	061-07-0-177.00

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, I/WE,

Charlotte Amelia Morris, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cindy Lou Ford, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 12 and the easterly 40' of Lot, 13 Block A on the Plan of Broadmoor of record in Plat Book 547, Page (s) 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 12 and part of Lot 13 Front 90 Feet on the Southerly Side of Gwynn Drive and run back Parallel lines 150 Feet to a dead line.

Being the same property conveyed to Charlotte Amelia Morris, unmarried by Warranty Deed from Abro Homes, LLC, A Tennessee Limited liability of record in Instrument No.

20211209-0163241 Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on December 09, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1002 Gwynn Drive, Nashville, TN 37216

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 so 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.

Dated this the 26 day of June, 2025.

Charlotte Amelia Morris

STATE OF Pennsylvania
COUNTY OF Philadelphia

On this 26th day of June, 2025, before me personally appeared Charlotte Amelia Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2025.

Notary Signature
My commission expires: 09/30/2027

Commonwealth of Pennsylvania - Notary Seal
DIANE TWYMAN - Notary Public
Philadelphia County
My Commission Expires September 30, 2027
Commission Number 1264865

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 26. 2025.

Affiant Signature

3rd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202507030052654