Prepared By and Return To:
Raulston and Associates, PLLC
3861 Hixson Pike
Chattanooga, TN 37415

Karen Johnson Davidson County
Batch# 1330916 DEEDWARR
10/06/2025 02:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20251006-0079686

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel No.
John Miller 1081 Zophi Street Nashville, TN 37216	Bank of America, N.A. 4500 Amon Carter Boulevard TX2-979-01-02 Fort Worth, TX 76155	072-06-0-171

File No: 25-TT-2509

WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, we, Hannah Renee Ford and Trevor Scott Ford, wife and husband (herein the "Grantor(s)"), do hereby sell, transfer, and convey unto, John Miller, a single person, (herein the "Grantee(s)"), the following described real estate:

See attached "Exhibit A"

SUBJECT to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

GRANTEE(S) herein assume(s) and agree(s) to pay all taxes assessed against said real estate for the year 2025.

TO HAVE AND TO HOLD the same unto the said, John Miller, their heirs and assigns, forever in fee simple.

Grantor(s) hereby covenant that Grantor(s) are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free, and unencumbered, except as hereinabove mentioned, and Grantor(s) will forever warrant and defend the same against all lawful claims.

WITNESS OUR HAND(S) as of this 26 day of September, 2025.

Hannah Renee Ford

Hannah Renee Ford

Trevor Scott Ford

Trevor Scott Ford

STATE OF California
COUNTY OF Nevada

On this 26th day of September, 2025, before me personally appeared Hannah Renee Ford and Trevor Scott Ford, 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 September, 2025.

Notary Signature
My commission expires: Mar 21, 2029

ETHAN WELKER
Notary Public - California
Nevada County
Commission # 2515925
My Comm. Expires Mar 29, 2029

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant,
(As Grantee, Buyer, or Buyer's Representative)

Subscribed and sworn to before me on this the 2nd day of October, 2025.

Sharon K Justice-McCray
Notary Public
My commission expires: 1/22/2029

SHARON K JUSTICE-MCCRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

That certain parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot 46, Plan of Revised and Corrected Map of Subdivision of Casper Zopfi's Place, of record in Plat Book 547, Page 21 and 22, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hannah Renee Ford and Trevor Scott Ford, wife and husband by Warranty Deed from Renee M. Waggoner, individually and as Administratrix of the Estate of Nicholas R. Waggoner, deceased dated on September 24, 2020 and recorded on September 28, 2020 of recorded in Instrument No: 20200928-0111137, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 072 06 0 171.00
Being also known as: 1081 Zophi Street, Nashville, TN 37216

TRUE COPY CERTIFICATION

I, Matthew "Web" Raulston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 9-26-2025

Matthew "Web" Raulston

9-26-2025
Date

State of Tennessee
County of Hamilton

Sworn and subscribed before me this 26 day of September, 2025.

Notary Public
My Commission Expires: 3.28.29

Jessica R Gunnoe

JESSICA R. GUNNOE
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY