Karen Johnson Davidson County
Batch# 1360981 DEEDWARR
12/23/2025 07:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,724.20
20251223-0101707

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3662612

Return to:

Momentum Title
75 Industrial Drive
Mt. Juliet, TN 37122
ATTN: Alicia Johnson

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $466,000.00.

Affiant

Subscribed and sworn before me, this 18 day of December, 2025.

Chad Serrate
Notary Public

My Commission Expires: 11/17/2029

Property Address	***Parcel ID:***
1614 Espy Aly Hermitage, TN 37076	086-12-0E-155.00
Property Owner: Jamal J. High and Esther P. Duverge 1614 Espy Aly Hermitage, TN 37076	***Mail tax bills to:***

THIS INDENTURE is made effective as of the 18th day of December, 2025, by **CHRISTOPHER FORD and HOLLY FORD, husband and wife,** First Party, for the purpose of conveying the premises described herein to **JAMAL J. HIGH, an unmarried man and ESTHER P. DUVERGE, an unmarried woman, as joint tenants with full rights of survivorship,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party the following tract or parcel of land located in Williamson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 155, on the plan of Riverbrook, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions, and Restrictions of record at Instrument No. 20210701-0089420, amended and restated at Instrument No. 20211112-0150682, amended and restated at Instrument No. 20211207-0162045, amended at Instrument No. 20220118-0006984 and Instrument No. 20220222-0019829, supplemented at Instrument No. 20220701-0076393, and amended at Instrument No. 20230207-0008749 and Instrument No. 20230210-0009938,

Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Christopher Ford and Holly Ford, husband and wife, by Special Warranty Deed dated July 20, 2023, from Meritage Homes of Tennessee, Inc.. an Arizona corporation, recorded at Instrument No. 20230720-0056064, in the Register's Office for Davidson County, Tennessee.

Christopher Ford is one and the same person as Chris Ford

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20220617-0069868; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20210701-0089420 as further amended; restated and supplemented at Instrument No. 20211112-0150682; Instrument No. 20211207-0162045; Instrument No. 20220118-0006984; Instrument No. 20220222-0019829; Instrument No. 20220815-0092200; Instrument No. 20230210-0009938; Instrument No. 20220701-0076393; Instrument No. 20230207-0008749; Instrument No. 20220701-0076393 and Instrument No. 20230207-0008749 and Common Open Space recorded at Instrument No. 20220725-0084722, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2025, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, the said First Party have hereunder set their hand and seal the day and year first above written.*

Christopher Ford

Christopher Ford

Holly Ford

Holly Ford

STATE OF Iowa)
COUNTY OF Polk)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Christopher Ford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Polk County, this the 29th day of September, 2025.

Emilie Louise Keyes
NOTARY PUBLIC

My Commission Expires: 3/15/28

EMILIE KEYES COMMISSION NO. 838114 Iowa MY COMM. EXPIRES 03/15/2028 NOTARIAL SEAL

STATE OF Iowa)
COUNTY OF Polk)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Holly Ford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Polk County, this the 29th day of September, 2025.

Emilie Louise Keyes
NOTARY PUBLIC

My Commission Expires: 3/15/28

EMILIE KEYES COMMISSION NO. 838114 Iowa MY COMM. EXPIRES 03/15/2028 NOTARIAL SEAL

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 12/18/2025 (date of document).

Affiant Signature

12/18/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of December, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL