Karen Johnson Davidson County
Batch# 1363861 DEEDWARR
12/31/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $12,771.64
20251231-0104087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,451,794.68.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of December, 2025.

(Affix Seal) Notary Public

My Commission Expires: 09/07/26

MELISSA D HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

2025-12-3616

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert M. Ford and Linda Ford, Trustees of Ford Family Trust 1376 Duncanwood Court Nashville, TN 37204	NEW OWNER	Map/Parcel 131-08-0Z-004.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barlow Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Michael Ford and Linda Ford, Trustees of Ford Family Trust**, hereinafter called the GRANTEE, its successors and assigns, that 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 Plan of Monroe Subdivision of record in Plat at Instrument No. 20220815-0092442, 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 Barlow Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Amber Lane Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230804-0060532 Register's Office for Davidson County, Tennessee, dated August 04, 2023 and recorded on August 04, 2023.

This conveyance is subject to the following: Williamson County and the City of Nolensville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1376 Duncanwood Court, Nashville, TN 37204.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 30th day December, 2025.

Barlow Builders, LLC, a Tennessee Limited Liability Company

By: B-B S

Bryan B. Solomon, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Bryan B. Solomon, Company Representative, of Barlow Builders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Company Representative of Barlow Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Bryan B. Solomon, Company Representative, of Barlow Builders, LLC as such Company Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Representative.

Witness my hand and seal, at office in Franklin, TN, this 23 day of December, 2025.

Caroline Hale

Notary Signature

My commission expires:_____

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

Tennessee Certification of Electronic Document

I, Paul Soper, 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 12/30/25 (date of document).

Affiant Signature

12/30/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

