Karen Johnson Davidson County
Batch# 1365034 DEEDWARR
01/05/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260105-0000214

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64297
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Jackson Smith Caroline Harlow Smith 4033 Russellwood Drive Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 132090B20300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Ford and Molly Ford, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Jackson Smith and Caroline Harlow Smith, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 203 of Brattlesboro Place, a horizontal property regime to the Tennessee Horizontal Property Act, as shown on the plan Exhibit to the Master Deed of record in Book 5200, page 731, as amended by Exhibit "B" to the Master Deed of record in Book 6313, page 496, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Brian Ford, unmarried man by Warranty Deed from Adria E. Crumbaugh an unmarried woman, dated August 30, 2016 and recorded on September 8, 2016 of record in Instrument No. 20160908-0094730, Register's Office for Davidson County Tennessee. By Quitclaim Deed dated January 7, 2021, recorded on January 12, 2021, of record in Instrument No. 20210112-0005362, said Register's Office, subject property was conveyed to Brain Ford and Molly Ford, husband and wife.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 731, as amended by Exhibit "B" to the Master Deed of record in Book 6313, page 496, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6313, page 496, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Brattlesboro Place Homeowners Association, Inc., of record in Book 6788, page 626, amended in Book 7866, page 378 and Book 8349, page 596, said Register's Office.

This is improved property, known as 211 Brattlesboro Place, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2025

Brian Ford

Molly Ford

State of Tennessee

County of Davidson

On this 22nd day of December, 2025, before me the undersigned authority, personally appeared Brian Ford and Molly Ford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Sworn and subscribed before me this 29 day of December, 2025

Notary

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

My Commission Expires: 12/19/28

Tennessee Certification of Electronic Document

I, Stefan 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 December 29.

Affiant Signature

2nd day of January, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

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