Karen Johnson Davidson County
Batch# 1393784 DEEDWARR
03/17/2026 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260317-0021027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00015553

I, Sherry Anderson, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 25033116, Book Number, 9849, page(s), 155, recorded in this office as a DEED from GRIMES CHRISTINE B to FORD DANIEL M.

Witness the Official Signature and Seal this 11th day of March 2026.

Sherry Anderson, Register

Christy McCandless

Deputy Register

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $493,150.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/29/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 1/25/26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 7204-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Daniel M. Ford	**Dnaiel M. Ford**	041-11-0-021.00
4251 Crowder Rd	4251 Crowder Rd	
Franklin, TN 37064	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Christine B. Grimes, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel M. Ford, a single man

HEREINAFTER CALLED THE GRANTEE(S), 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. 349 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said Lot No. 349 fronts a total of 216.0 feet on the westerly side of Sussex Drive and extends back between lines, 170.3 feet on the northerly line and 200.0 feet on the southerly line, to a line in the rear, measuring 255.0 feet thereon.

Being the same property conveyed to Herbert L. Grimes and wife, Christene B. Grimes by Warranty Deed from Hettie Ann Wall and husband, James R. Wall of record in Instrument No. 20040217-0017868 Register's Office for Davidson County, Tennessee, dated February 09, 2004 and recorded on February 17, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4028 Sussex Drive Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on September 29, 2025.

Christine B. Grimes

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christine B. Grimes, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 29, 2025.

Notary Public

My Commission Expires: 9/3/29

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 7204-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/29/25 (date of document).

Affiant Signature

10/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of Oct, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26

BK/PG: 9849/155-157
25033116

3 PGS : DEED	
JESSICA PORTMAN 1068741 - 25033116	
10/14/2025 - 10:14:00 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	1824.66
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1842.66

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS