WARRANTY DEED

Karen Johnson Davidson County
Batch# 1401434 DEEDWARR
04/02/2026 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260402-0026731

File No. CR-25-12156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Ford and Brent Ford	New Owners	
(NAME) 908 Tower Place	(NAME) **1101 Woodvale Drive**	132-05-0-026.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) **Nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Troy Stackhouse, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Ford and Brent Ford, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 7, on the Map of Section 2, Glendale Park, as of record in Book 1130, Page 61, Register's Office of Davidson County, Tennessee. Said Lot No. 7 fronts 125 feet on the northerly side of Tower Place and runs back between parallel lines 172.5 feet to a dead line.

Being the same property conveyed to Robert W. Maxwell and wife, Larue D. Maxwell by Warranty Deed from Melvin V. Andrews, Jr. and wife Lucille L. Andrews dated August 5, 1968 and recorded August 6, 1968 in Book 4257, Page 218, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Larue Duke Maxwell by Quitclaim Deed from Robert W. Maxwell dated March 1, 1993 and recorded March 24, 1993 in Book 8894, Page 798, Register's Office of Davidson County, Tennessee.

Larue Duke Maxwell having become deceased; Last Will and Testament recorded in Instrument No. 20220902-0099070, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Troy Stackhouse by Warranty Deed from Gregory W. Maxwell and Julia A. Brusseau and Gregory W. Maxwell and Julia A. Brusseau, Co-Trustees of the James R. Maxwell Testamentary Trust, Established under the last will and Testament of Larue Duke Maxwell A/K/A Ocie Larue Maxwell of record in Instrument No. 20241127-0092855 Register's Office for Davidson County, Tennessee, dated November 25, 2024 and recorded on November 27, 2024.

This is property more commonly known as 908 Tower Place, Nashville, TN 37204.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hand this 1st day of April, 2026.

Troy Stackhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2026, before me personally appeared Troy Stackhouse, 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 1st day of April, 2026.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Christen Rabe, 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 **April 1, 2026**.

Date

Christen T Rabe

Affiant Signature

4/1/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027