Karen Johnson Davidson County
Batch# 1422128 DEEDWARR
05/19/2026 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20260519-0045129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SAMANTHA WHITTAKER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 1-29-2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ford	NEW OWNER	
(NAME)	(NAME)	098-05-0A-084.00-CO
6229 Hampton Hall Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **VICKI R. KINKADE AND TROY D. TAYLOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES FORD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, 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. 132 on the Plan of Section Three, Hampton Hall, of record in Plat Book 9700, Page 898, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Harold Dean Taylor and wife, Dolores S. Taylor by Warranty Deed from Kenneth W. Chatman and wife, Cindy H. Chatman of record in Instrument No. 200209004-106359 Register's Office for Davidson County, Tennessee, dated August 28, 2002 and recorded on September 04, 2002.

Said Dolores S. Taylor having deceased on or about April 5, 2016, vesting Harold Dean Taylor as surviving tenant by the entirety.

The said Harold Dean Taylor having since died intestate on or about June 8, 2025.

Affidavits of Heirship of record in Instrument No. 20260508-0041808 and Instrument No. 20260508-0041807 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 6229 Hampton Hall Way, Hermitage, TN 37076 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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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 this 15th day of May, 2026

VICKI R. KINKADE

Troy D. Taylor by Vicki R. Kinkade, attorney-in-fact

TROY D. TAYLOR BY VICKI R. KINKADE, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki R. Kinkade, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2026.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Vicki R. Kinkade, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Troy D. Taylor and acknowledged that he executed the same as the free act of Troy D. Taylor.

Witness my hand and official seal this 15th day of May, 2026.

Commission expires:

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public

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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 5/15/2026 (date of document).

Affiant Signature

5/15/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of MAY, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL