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*

Karen Johnson
Batch # 1426952
06/01/2026 02:24:07 PM
Fees: $18.00 Taxes: $6,475.00
Davidson County
DEEDWARR
3 pgs
20260601-0049170

Ivey Title, LLC Ref: (DL) Title No.: 64154
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Albert Ambrose<br>Frances Ambrose<br>206 Rolling Fork Court<br>Nashville, TN 37205 | Albert Ambrose<br>Frances Ambrose<br>206 Rolling Fork Court<br>Nashville, TN 37205 |

**TAX MAP PARCEL NUMBERS:** 12905004900

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Harwell Todd and Bonney Todd, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Albert Ambrose and Frances Ambrose, 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:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Ambrose Acres of record in Book 8250, page 519, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Together with and subject to an easement for driveway purposes to serve Lot No. 2 as shown on said Plan of record in Book 8250, apge 519, Register's Office for Davidson County, Tennessee.

Together with and subject to an access easement between Lot 1 and Lot 2 of Ambrose Acres being attached as an exhibit hereto and being more particularly described as follows:
All that portion of land located in the Second Civil District of Nashville, Davidson County, Tennessee, running through Lot No. 2, Final Plat, Ambrose Acres (Book 8250, page 519, Register's Office for Davidson County, Tennessee) and serving Lot 1 of said Ambrose Acres being described according to a mortgage loan inspection by Campbell, McRae & Associates, dated 6/13/97 (Glenn McRae TN RLS #1673) more particularly described as follows:
Beginning at an iron rod (Old) at the common front corner of Lot 1 and 2 Ambrose Acres (Book 8250, page 519, Register's Office for Davidson County, Tennessee) being further described as the Southwest corner of Lot 2 of said Ambrose Acres; thence Easterly along the 20' wide access easement that runs along the centerline of an existing concrete driveway, the centerline of said 20' access easement being described as follows: N 57 degree 56' 34" E 19.62 feet to the beginning of a curve to the left that has a deflection angle of 52 degree 13' 10" a Radius of 100.00 feet a tangent length of 49.01 feet a length of 91.14 feet and a chord bearing a distance of N 31 degree 49' 59" E 88.02 feet; thence N 05 degree 43' 24" E 176.69 feet to the beginning of a curve to the right that has a deflection angle of 122 degree 43' 26" a radius of 35.00' feet a tangent length of 64.09' feet a length of 74.97 feet and a chord bearing a distance of N 67 degree 05' 07" E 61.44 feet; thence continuing with said concrete driveway centerline the following 3 (three) calls; S 51 degree 33' 10" E 59.80 feet; thence S 65 degree 33' 52" E 43.45 feet; thence S 69 degree 17' 59" E 48.38 feet to the point in the common lot line of Lots 1 and 2 of said Ambrose Acres Subdivison said point being located S 33 degree 52' 24" W 9.30 feet from the most Easterly point of Lot 2 of said Ambrose Acres Subdivision and the Easterly terminus of this access easement.

"Exhibit A" attached hereto, mortgage loan inspection survey.

Being the same property conveyed to James Harwell Todd and Bonney Todd, husband and wife, by Warranty deed from James M. Fleming and wife, Cheryl S. Fleming, dated April 3, 2015 and recorded on April 6, 2015, of record in Inst. No. 20150406-0029782, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, page 519, said Register's Office, which Plan shows a 100 foot minimum building setback line from Rolling Fork Court, 10 foot easements for public utility and drainage purposes along the southerly and northerly lines of said lot, and a 2.5 by 25 foot utility anchor easement located on the southwesterly front corner of said lot and an easement for driveway purposes to serve Lot No. 2; Access Easement between Lots 1 and 2 as described in Book 10501, page 430 and Inst. No. 20100315-0019337, said Register's Office.

**This is improved property, known as 206 Rolling Fork Court, Nashville, TN 37205**

**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 ____ day of May, 2026.

**James Harwell Todd**

**Bonney Todd**

**State of Tennessee**

**County of Davidson**

On this ____ day of May, 2026, before me the undersigned authority, personally appeared James Harwell Todd and Bonney Todd, 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.

My Commission Expires: _____

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

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: $1,750,000.00.

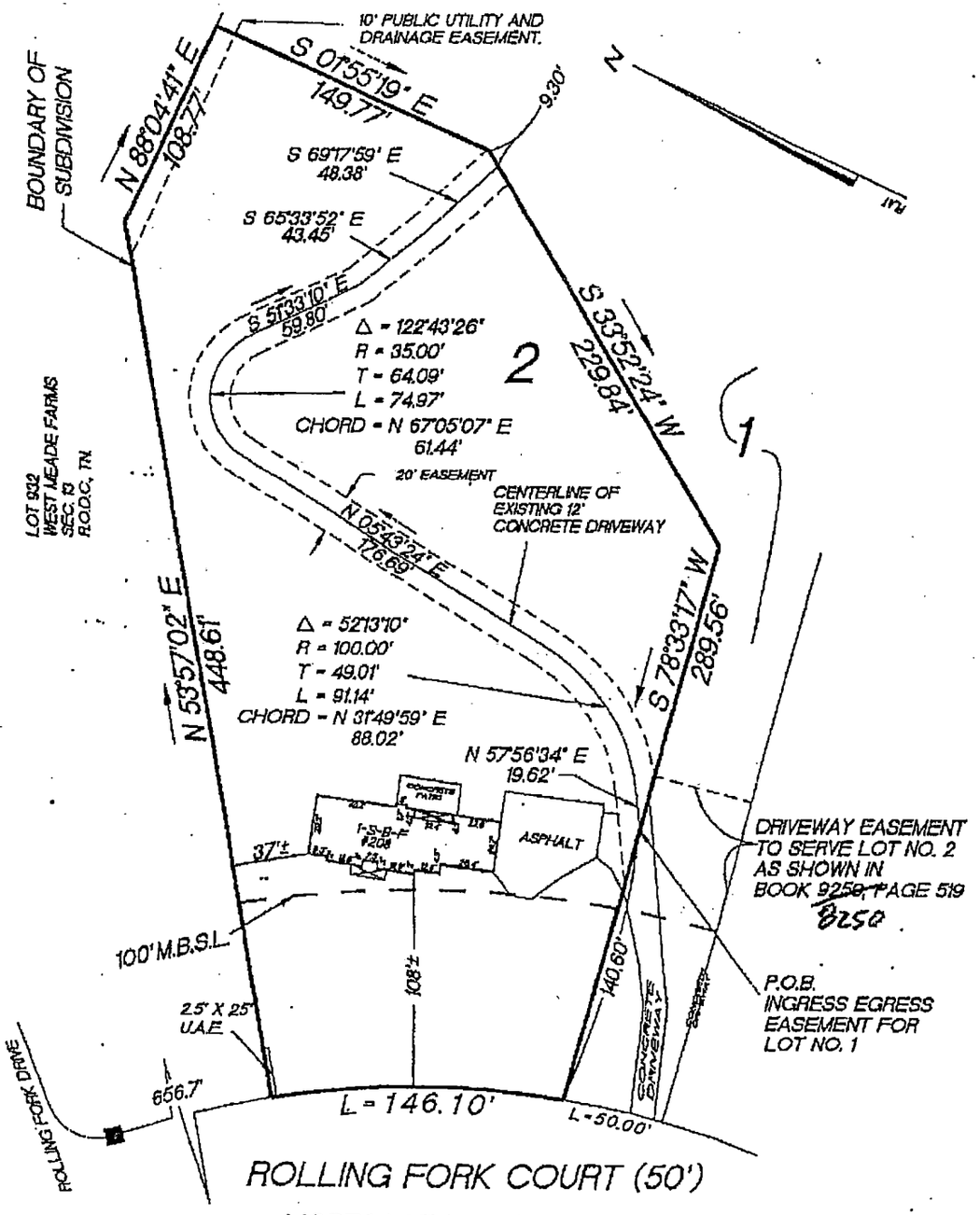
Affiant

Sworn and subscribed before me this 29th day of May, 2026.

My Commission Expires: _____

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

Notary


10' PUBLIC UTILITY AND DRAINAGE EASEMENT.
BOUNDARY OF SUBDIVISION
N 88°04'41" E
108.77'
S 01°55'19" E
149.77'
9.30'
S 69°17'59" E
48.38'
S 65°33'52" E
43.45'
S 51°33'10" E
59.80'
Δ = 122°43'26"
R = 35.00'
T = 64.09'
L = 74.97'
CHORD = N 67°05'07" E
61.44'
2
S 33°52'24" W
229.84'
1
LOT 932
WEST MEADE FARMS
SEC. 13
R.O.D.C., TN.
20' EASEMENT
CENTERLINE OF EXISTING 12' CONCRETE DRIVEWAY
N 05°43'24" E
76.69'
N 53°57'02" E
448.61'
Δ = 52°13'10"
R = 100.00'
T = 49.01'
L = 91.14'
CHORD = N 31°49'59" E
88.02'
S 78°33'17" W
289.56'
N 57°56'34" E
19.62'
ASPHALT
37'±
100' M.B.S.L.
108'±
140.60'
DRIVEWAY EASEMENT TO SERVE LOT NO. 2 AS SHOWN IN BOOK 9258, PAGE 519
8250
P.O.B. INGRESS EGRESS EASEMENT FOR LOT NO. 1
2.5' X 25' U.A.E.
656.7'
L = 146.10'
L = 50.00'
ROLLING FORK DRIVE
ROLLING FORK COURT (50')
MORTGAGE LOAN INSPECTION

"EXHIBIT A"