Karen Johnson Davidson County
Batch# 1443867 DEEDWARR
07/10/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260710-0062377

WARRANTY DEED

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. CH-26-2848

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Kleibscheidel		
(NAME)	(NAME)	
105 & 109 Pineywood Acres Drive		063-00-0-127-00, 063-00-0-126-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(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, **Andrew S. Lovvorn, as Conservator for John Charles Ford** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendy Kleibscheidel, married**, 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 Nos. 9 and 10, on the Plan of Cumberland River Estates, of record in Book 4175, Page 106, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Charles Ford by Quitclaim Deed from Dianne Jones Ford as pursuant to Final Decree of Divorce entered April 25, 2002 in Docket No. OD-1225 in the Fourth Circuit Court for Davidson County, Tennessee, executed September 20, 2002 and recorded October 23, 2002 in Instrument Number 20021023-0130242, Register's Office for Davidson County, Tennessee. Subsequently, Andrew S. Lovvorn having been appointed Conservator of John Charles Ford by Order of the Probate Court for Carroll County, State of Georgia, Estate No. 2025-GA-263, duly registered in the State of Tennessee by Order entered May 26, 2026 in the Eighth Circuit Court for Davidson County, Probate Division, Docket No. 26P560, Certified Copy of record in Instrument Number 20260527-0048010, said Register's Office. Final Order approving the sale of the subject property by the Conservator on behalf of the Ward entered July 1, 2026.

This is property more commonly known as 105 & 109 Pineywood Acres Drive, Nashville, TN 37115.

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 8th day of July, 2026.

Andrew S. Lovvorn, as Conservator for John Charles Ford

STATE OF Georgia

COUNTY OF Carroll

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Andrew S. Lovvorn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Conservator of John Charles Ford, the within named bargainor, and that he/she as such Conservator executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor by himself/herself as Conservator.

Witness my hand, at office, this 8th day of July, 2026.

Hannah Aldridge
Notary Signature
My commission expires:

HANNAH ALDRIDGE NOTARY PUBLIC Comm. Exp. 06/28/27 CARROLL COUNTY, GA

Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

Certificate of Authenticity

I, Christina Higgins, 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 7/8/2026.

Date

Affiant Signature

7/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029