Karen Johnson Davidson County
Batch# 1448118 DEEDWARR
07/16/2026 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260716-0064686

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-39693-26

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 11-28-26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Farber and Marjorie Anderson<br>1923 Mahala Drive<br>Nashville, TN 37076 | Same address as new owner | 076-05-0B-113-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY THOUSAND AND 00/100 Dollars ($440,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER LADARIUS RICKS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN FARBER AND MARJORIE ANDERSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 113 on the Plan of Chandler Reserve, Phase 2, of record in Instrument Number 20240522-0038083, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher LaDarius Ricks, an unmarried man, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed dated March 13, 2025 and recorded March 14, 2025, in Instrument Number 20250314-0019098, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc. an Arizona corporation, by Warranty Deed from Desperado Partners, a Tennessee General Partnership, dated 07/26/2021, and recorded August 2, 2021, in Instrument Number 20210802-0103830, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1923 Mahala Drive, Nashville, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of July, 2026

GRANTOR(S)

Christopher LaDarius Ricks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Christopher LaDarius Ricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of July, 2026.

Notary Public

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/8/26 (date of document).

Jennifer L. Pennell

7/15/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 15, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON