Karen Johnson Davidson County
Batch# 1450619 DEEDWARR
07/22/2026 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260722-0066542

WARRANTY DEED

File No. CH-26-2797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 15th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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
Benjamin Multer and Aubrey Multer	New Owner	
(NAME) 16002 N 171st Lane	(NAME)	063-00-0-131.00
(ADDRESS) Surprise, AZ 85388	(ADDRESS)	
(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, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Multer and Aubrey Multer, husband and wife,** 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:

Certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"): Being Lots No. 5, on the Plan of Cumberland River Estates, of record in Book 4175, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being a portion of the same property conveyed to John C. Ford and wife, Dianne J. Ford by Installment Deed from Wilbert E. Brooks and wife Zeneida Brooks of record in Book 6808, Page 517, Register's Office for Davidson County, Tennessee, dated March 15, 1986 and recorded on March 20, 1986.

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 108 Pineywood Acres Drive, Madison, 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 15th day of July, 2026.

Andrew S. Lovvorn as Conservator for John Charles Ford

STATE OF GA

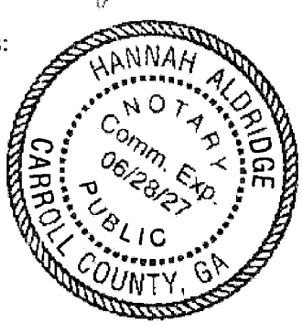
COUNTY OF Carroll

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 to be the Conservator of John Charles Ford, the within named bargainor, and that he as such Conservator executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor by himself as Conservator.

Witness my hand, at office, this 15th day of July, 2026.

Notary Signature

My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 17. 2026

Affiant Signature

22nd day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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