THIS INSTRUMENT WAS PREPARED BY Harpeth Escrow, LLC 117 Saundersville Road, Ste. 201 Hendersonville, TN 37075	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2026. Notary Public My commission expires:

Karen Johnson Davidson County
Batch# 1479194 DEEDWARR
10/01/2026 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20261001-0090657

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joanne Emry 728 Blue Brick Pl Hermitage, TN 37076	Joanne Emry 728 Blue Brick Pl Hermitage, TN 37076	064 12 0A 728.00 Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **John L. Ford, III and Sandra H. Ford, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Joanne Emry, unmarried**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land located in Davidson County, Tennessee and being known and designated as all of Unit No. 728 of FOX RUN Condominiums, SECOND REVISION-PART OF SEC. 2 AND FIRST REVISION- PART OF SEC. 1, as shown on the plat of the same of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John L. Ford, III and Sandra H. Ford, husband and wife, by Warranty Deed from Michael Joseph Monahan and wife, Carol P. Monahan, of record in Instrument No. 20181108-0110702, in the Register's Office of Davidson County, Tennessee, dated October 29, 2018 and recorded on November 08, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as 728 Blue Brick Pl, Hermitage, TN 37076.

HE-2026-394

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 in 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(s) this **30th day of September, 2026.**

John L. Ford, III

Sandra H. Ford

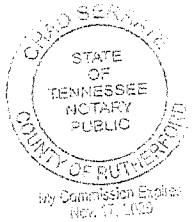
STATE OF TENNESSEE

COUNTY OF Wilson

On this 30th day of September, 2026, before me personally appeared John L. Ford, III and Sandra H. Ford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2026.

Notary Signature
My commission expires: 11/17/2029



HE-2026-394

Certificate of Authenticity

I, Brandee Gilliam, 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 9/30/2026.

Date

Affiant Signature

9/30/2026
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30 day of September, 2026.

Notary's Signature

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

My Commission Expires: 11/21/27
Date

Notary's Seal (if on paper)