WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135882 **DEEDWARR**
09/04/2018 10:16:50 AM 2 pgs
Fees: $13.00 Taxes: $1,187.70

20180904-0087062

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Webb	New Owner	150-04-0-056.00
(NAME)	(NAME)	
3108 Windsor Green Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Sahara Sun Joki, formerly known as Fangling Sun, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Webb and wife, Arlene Webb,** HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 555, on the plan of Section One-B, Kensington of Priest Lake, as of record in Book 6250, page 150, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to Reginald D. Joki, Jr. and wife, Cheryl D. Joki, by Warranty Deed from Edwin Thomas Hasselbring and wife, Dana Carole Barnes Hasselbring, dated November 18, 2002, of record in Instrument No. 20021223-0158121, Register's Office for Davidson County, Tennessee. The said Cheryl D. Joki having since died and the subject property was vested in Reginald D. Joki, Jr., as surviving tenant by the entirety. AND Being the same property conveyed to Reginald D. Joki, Jr. and Cathleen R. Joki, husband and wife, by Quitclaim Deed from Reginald D. Joki, Jr., dated October 20, 2003, as of record in Instrument No. 20100608-0044531, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Reginald Duane Joki, Jr. being one and the same as Reginal D. Joki, Jr., by Quitclaim Deed pursuant to divorce from Cathleen Rita Joki being one and the same as Cathleen R. Joki, dated March 14, 2013, as of record in Instrument No. 20130315-0025882, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Reginald Duane Joki and wife Fangling Sun, by Quitclaim Deed from Reginald Duane Joki, Jr., dated January 5, 2016, as of record in Instrument No. 20160107-0001670, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Sahara Sun Joki, by Quitclaim Deed from Reginald Duane Joki, Jr. and wife Fangling Sun nka Sahara Sun Joki, dated July 20, 2016, as of record in Instrument No. 20160909-0094964, Register's Office for Davidson County, Tennessee.

Reginald Duane Joki, Jr. also known Reginald D. Joki, Jr., husband of Sahara Sun Joki, joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any, in the above-described tract or parcel of land.

unimproved ☐

This is improved ☑ property, known as 3108 Windsor Green Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 ourmy hand this 28th day of August, 2018.

Sahara Sun Joki
Sahara Sun Joki

Reginald Duane Joki, Jr.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, Sahara Sun Joki and Reginald Duane Joki, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet TN, Tennessee, this 28th day of August, 2018.

Polly E Lavit
Notary Public
My Commission Expires: 7/17/22

File No.: 28164

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022