Karen Johnson Davidson County
Batch# 204548 DEEDWARR
03/12/2019 09:11:39 AM 3 pgs
Fees: $18.00 Taxes: $157.25
20190312-0022216

This instrument prepared by:
Clifford Johnson
7220 McCormick Lane
Fairview, TN 37062

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
KAYE A. TSCHOP & LINDA J. LEWIS 4954 Hopedale Drive Nashville, TN 37211	SAME	147 12 0 022 00

General Deed

For and in 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, Clifford Johnson, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto Kaye A. Tschop and Linda J. Lewis, hereinafter called the Grantees, and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section One, Beverly Heights of record in Plat Book 2331, page 26, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clifford Johnson by Administrator's Deed recorded as instrument #20180301-0019470 from A. Michelle Poss, Administrator of the estate of Paul Howard Johnson, pursuant to the power and authority given to the said Administrator under the Order Approving Sale of Real Property to Sell Debts of Decedent as of record in Davidson County Probate Division, Docket Number 16P-2037 and pursuant to Letters of Administration issued on January 26, 2017 by the Office in the Circuit Court of Davidson County, Tennessee, (Probate Division). The said Paul Howard Johnson died October 26, 2016, and his estate was entered as Case No. 16P2037 in the Probate Court for Davidson County, Tennessee.

Being also known as 4956 Hopedale Drive, Nashville, TN 37211.

Subject to: All Property taxes through 2018 have been paid and are up to date by Grantor. 2019 Property taxes are assumed by Grantees. Easements or claims of

easements not shown by the Public records. Subject to all matters shown on the Plan of record in Plat Book 2331, page26, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2401, page 391, in the 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 GRANTEE'S, their heirs and assigns forever; and we do covenant with the said Grantee's that I am 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 I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE's, 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.

Executed to be effective as of the 11th day of March, 2019.

By: Clifford Johnson

Clifford Johnson, Owner

STATE OF TENNESSEE
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared, Clifford Johnson, and proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the owner of said property, and he as such executed the foregoing instrument for the purpose therein contained, by signing his name as owner.

Witness my hand this 11 day of March, 2019

Tammy A Green

Notary Public

My Commission Expires: 9-5-21

TAMMY A. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

P.O. Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 42,500.00.

Clifford Johnson
Affiant

Subscribed and sworn before me this 17 day of March, 2019.

Tammy A Green
Notary
my comm exp 9-5-21

TAMMY A. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN