WARRANTY DEED

Karen Johnson Davidson County
Batch# 204923 DEEDWARR
03/12/2019 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20190312-0022624

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$413,000.00.**

Affiant

Subscribed and sworn to before me this 11 day of March, 2019

Notary Public
My Commission expires: 1/3/23
(Affix Seal)

JULIE GARSIDE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mia Siobhan Cover Marc D. Cover	Same as New Owner	138-00-0-070.00
3753 Couchville Pike		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Julie Johnson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mia Siobhan Cover and Marc D. Cover, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Couchville Pike, said point being the northeast corner of the Kenneth E. Williams property of record in Book 4082, Page 966, Register's Office for Davidson County, Tennessee; thence with Williams' easterly boundary line, south 6 degrees 46' 03" West 1034.19 feet to an iron pin at the edge of a 50 foot right of way; thence north 83 degrees 12' west 220.80 feet, more or less, to a corner post, being the southwest corner of the southwest corner of Raymond Kelton property of record in Book 2906, Page 634, said Register's Office; thence with Kelton's westerly boundary line north 6 degrees 06' 38" east 1011.41 feet to a point in the southerly margin of Couchville Pike; thence with the same north 86 degrees 50' west 7.77 feet to a point; thence continuing with Couchville Pike, north 76 degrees 50' west 210.76 feet to the point of beginning.

Being the same property conveyed to Julie Johnson from HOFFMAN FAMILY GRANTOR TRUST DATED NOVEMBER 12, 1998, by Warranty Deed on September 25, 2001, of record in Instrument Number 20011003-0107552, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.

This is improved property known as: **3753 Couchville Pike, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 11, 2019.

Julie Johnson

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julie Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 11, 2019

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

