Karen Johnson Davidson County
Batch# 214554 DEEDWARR
04/05/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190405-0031145

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-08-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Natalie Timms and Brenda Timms 2346 Rader Ridge Road Antioch, TN 37013	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	149-09-0-240

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Denese L. Johnson, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Natalie Timms, an unmarried woman, and Brenda Timms, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A CERTAIN TRACT or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 133 on the Plan of Pebble Trail Section 3 of record in Plat Book 7900, Page 149, of the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Denese L. Johnson, an unmarried woman by Quit Claim Deed dated 12/20/2001 from Harold Wade Johnson of record in Instrument 200112280143560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2346 Rader Ridge Road, Antioch, TN 37013

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(s) this the 3rd day of April, 2019.

Denese L. Johnson

Denese L. Johnson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

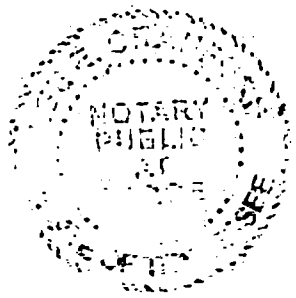
Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Denese L. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the within named bargainor and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of April, 2019.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)



Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY