Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
65692278

Karen Johnson Davidson County
Batch# 255177 DEEDWARR
07/11/2019 09:28:30 AM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20190711-0067532

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 8th day of July, 2019, by and between **Jeffery W. Johnson, an unmarried man**, hereinafter known and referred to as **GRANTOR**, and **Jeffery Ryan Johnson, a single man**, hereinafter known and referred to as **GRANTEE**, whose tax mailing address is 1029 Westchester Drive, Madison, Tennessee 37115;

W I T N E S S E T H :

For and in consideration of the sum of Two Hundred Eighty-Five Thousand and 00/100 Dollars ($285,000.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

Attached to and becoming a part of Deed between Jeffery W. Johnson, an unmarried man, as Grantor(s), and Jeffery Ryan Johnson, a single man, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Jeffery W. Johnson

GRANTOR

STATE OF TN)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 8th day of July, 2019, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Jeffery W. Johnson.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public MATT DECKARD
My Commission Expires: 7/24/19

Attached to and becoming a part of Deed between Jeffery W. Johnson, an unmarried man, as Grantor(s), and Jeffery Ryan Johnson, a single man, as Grantee(s).

IN THIS OATH OF CONSIDERATION, I, or we, as Grantor hereby swear or affirm that the actual consideration for this transfer is $285,000.00, to the best of the Grantor's knowledge, information and belief.

Jeffery W. Johnson

AFFIANT

STATE OF TN)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 8th day of July, 2019, the foregoing was produced to me and was sworn to, acknowledged and delivered by Jeffery W. Johnson.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

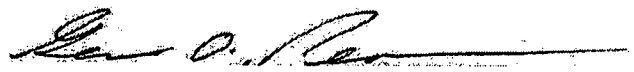
Notary Public MATT DECKARD
My Commission Expires: 7/24/19

Attached to and becoming a part of Deed between Jeffery W. Johnson, an unmarried man, as Grantor(s), and Jeffery Ryan Johnson, a single man, as Grantee(s).

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Jeffery Ryan Johnson
1029 Westchester Drive
Madison, Tennessee 37115

Property Owner and Address:
Jeffery Ryan Johnson
1029 Westchester Drive
Madison, Tennessee 37115

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bakwood Heights, of record in Plat Book 2854, Page 97, Register's Office for said County, to which reference is made for a more complete description.

Said lot fronts 61.3 feet on the Easterly side of Raywood Court and extends back 122 feet on the Westerly line and 292 feet on the Northerly line, to a broken line in the rear, measuring 385.4 feet thereon.

Being the same parcel conveyed to Jeffery W. Johnson, an unmarried man, from Lonnie M. Johnson and wife, Jackie W. Johnson, by virtue of a deed dated May 22, 2007, recorded May 29, 2007, as Instrument No. 20070529-0063669 County of Davidson, State of Tennessee.

Assessor's Parcel No: 162 01 0 026.00