Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1316

Karen Johnson Davidson County
Batch# 272796 DEEDWARR
08/16/2019 02:28:03 PM 3 pgs
Fees: $18.00 Taxes: $3,555.70

20190816-0082347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claire Johnston aka Claire Ridding and Alastair Johnston, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Christina M. Kilburn** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 1, on the plan of Jocelyn Manor, Second Revision, Revised Plat, of record in Book 6900, page 180, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 44.60 feet on the southerly margin of Cargile Lane and extends back 206.42 feet on the broken Northeasterly line and 235.49 feet on the broken Southwesterly line to a broken line in the rear, measuring 106.88 feet thereon.

Being the same property conveyed to Claire Johnston and Alastair Johnston, wife and husband by deed from William Furman and Mary T. Cronin-Furman, husband and wife, dated November 3, 2015, of record in Inst. No. 20151110-0114469, Register's Office for Davidson County, Tennessee. Claire Johnston is one in the same person as Claire Ridding.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 248 Cargile Lane, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14 day of August, 2019.

Claire Johnston aka Claire Ridding

Claire Johnston aka Claire Ridding

State of California)
County of Santa Clara)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 14 day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Claire Johnston aka Claire Ridding, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Dec 4, 2020

TAN FUNG
COMM. # 2174650
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. DEC. 4, 2020

WITNESS THE EXECUTION HEREOF this 14 day of August, 2019.

Alastair Johnston

State of California
County of Alameda)

On this 15 day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alastair Johnston, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 07/13/2020

Abnindermohan Singh Mundra
Comm. #2152944
Notary Public - California
Alameda County
My Comm. Expires May 13, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Tennessee~~ California
County of ~~Davidson~~) Santa Clara.

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 961,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of August, 2019.

Notary Public

My Commission Expires: Dec 4, 2020.

TAN FUNG
COMM. # 2174650
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. DEC. 4, 2020

NEW OWNER:
Christie Kilburn
248 Cargile Lane
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
116-13-0D-001.00