Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4922

DJ

Karen Johnson Davidson County
Batch# 276668 DEEDWARR
08/27/2019 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20190827-0085994

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2019

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey W. Johnston and Connie Kondrat 5117 Bay Overlook Dr Hermitage, TN 37076	SWBC Mortgage 660 Fitzhugh Boulevard/ POBox 11733 Suite 101 Newark, NJ 07101-4733 Smyrna, TN 37167	108-03-0-094.00

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I, **Lauren B. Dennison, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey W. Johnston and Connie Kondrat, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107-B on the Plan of Zone Lot Division Lots 42-48 and 102-107, Section Five, Patio Villa of record in Plat Book 5200, Page 686, 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 David W. Cornish and wife, Lauren B. Cornish by Warranty deed from Michael S. White and wife, Felicia D. White of record in Book 11117, page 59, Register's Office for Davidson County, Tennessee, dated September 15, 1998 and recorded on September 18, 1998. (Value or consideration shown in aforementioned deed $56,000.00.)

Being the same property conveyed to Lauren B. Cornish by Quitclaim deed from David W. Cornish of record in Instrument No. 20000629-0064752 Register's Office for Davidson County, Tennessee, dated June 05, 2000 and recorded on June 29, 2000. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Austin J. Dennison and wife, Lauren B. Dennison fka Lauren B. Cornish by Quitclaim deed from Lauren B. Cornish of record in Instrument No. 20071212-0143145 Register's Office for Davidson County, Tennessee, dated November 19, 2007 and recorded on December 12, 2007. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3020 Casa Drive Nashville, Tennessee 37214. Austin J. Dennison died October 6, 2011, leaving Lauren B. Dennison surviving tenant by the entirety.

This is improved property located at: **3020 Casa Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2019.

GRANTOR:

Lauren B. Dennison

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lauren B. Dennison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of August, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

