Karen Johnson Davidson County
Batch# 289867 DEEDWARR
09/23/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190923-0096480

WARRANTY DEED

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF SEPTEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 1-10-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Johnson and Kay Johnson	SAME	
(NAME)	(NAME)	04111008300
1229 Rugby Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marilyn Renee Crawford, Alyshia Crawford, Sarah Hughes, and Marilyn Renee Crawford, Executrix of The Estate of Willie H Holt**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David L. Johnson and Judy Kay Johnson**, husband and wife, HEREINAFTER CALLED THE GRANTEE, 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. 366 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, Pages 115 and 116, as amended in Book 2799, Page 541, both in Register's Office for said County.

SAID Lot No. 366 fronts 157.6 feet on the southwesterly margin of Rugby Drive and extends back 199.6 feet on the northwesterly line and 184.8 feet on the southeasterly line to a dead line in the rear, measuring 165.4 feet thereon.

Being the same property conveyed to Josef P. Holt and Willie Hudson by virtue of that certain Warranty Deed dated November 14, 1986, and being of record at Instrument No. Book 7042, Page 642 in the Register's Office of Davidson County, Tennessee. Josef P. Holt and Willie Hudson married. Willie Hudson became Willie Holt. Josef P. Holt died leaving Willie Holt as the remaining tenant by the entirety. Willie Holt died testate on December 10, 2018 leaving the property to Marilyn Renee Crawford, Alyshia Crawford and Sarah Hughes per the Last Will and Testament probated at Docket No. 19P8 in the Probate Court of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1229 Rugby Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of September, 2019.

Marilyn Renee Crawford

Alyshia Crawford

Sara . Hughes

The Estate of Willie H. Holt

By: Marilyn Renee Crawford, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marilyn Reneee Crawford, Alyshia Crawford and Sara . Hughes,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marilyn Renee Crawford, Executrix of The Estate of Willie H Holt** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 23rd day of Sept., 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY