This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 307351 DEEDWARR
10/29/2019 09:01:52 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20191029-0110632

NEW OWNER:
Mackenzie L Hammerstrom and Brandon E. Hammerstrom

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
161-11-0-14.00

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 considerations, the receipt of which is hereby acknowledged, **Alexander Robert Johnson and Megan Johnson, husband and wife, and Steve Johnson and Roberta Johnson, husband and wife, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Mackenzie L Hammerstrom and Brandon E Hammerstrom, Wife and Husband,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Rutherford County Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 323, on the Plan of Section 3, Huntington Park, if record in Plat Book 4460, page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shannon Riek and Andrew Riek, wife and husband, by Warranty Deed from Misty Chambers, dated 10/23/14 and recorded 10/28/2014, of record in Instrument No. 20141028-0099376, Register's Office for Davidson County, Tennessee. Being further conveyed to Alexander Robert Johnson and Megan Johnson, husband and wife, and Steve Johnson and Roberta Johnson, husband and wife, as Joint Tenants with Right of Survivorship, by Warranty Deed from Shannon Riek and Andrew Riek, wife and husband, dated 1/18/2019 and recorded 1/19/2019, of record in Instrument No. 20190119-0005771, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Alexander Robert Johnson and Megan Johnson, husband and wife, and Steve Johnson and Roberta Johnson, husband and wife, as Joint Tenants with Right of Survivorship,,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Alexander Robert Johnson and Megan Johnson, husband and wife, and Steve Johnson and Roberta Johnson, husband and wife, as Joint Tenants with Right of Survivorship,,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 566 Huntington Pkwy., Nashville, TN 37211

Executed on this 17th day of September 2019.

Alexander Robert Johnson

Megan Johnson

Steve Johnson

Roberta Johnson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Alexander Robert Johnson and Megan Johnson, husband and wife, and Steve Johnson and Roberta Johnson, husband and wife, as Joint Tenants with Right of Survivorship,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of September 2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 17th day of September 2019.

Notary Public

My Commission Expires: 1/23/23