Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2103TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of December, 2019.

Notary Public
Commission Expiration: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 333975 DEEDWARR
12/23/2019 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20191223-0132433

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
The Zirkle Family Revocable Living Trust dated October 20, 2008 as amended and restated on November 22, 2010 306 Green Acres Dr. Goodlettsville, TN 37072	SAME AS OWNER	033 14 0 069.00

WARRANTY DEED

FOR AND IN 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, **Robert D. Johnson, Jr. and Susan N. Johnson, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Andrew Zirkle III and Joyce Zirkle Tapscott Co -trustees of the Zirkle Revocable Trust dated October 20, 2008 as amended and restated on November 22, 2010,** 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:

Property known as 306 Green Acres Dr. Goodlettsville, TN 37072, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Pleasant Hills Addition of record in Book 3300, Page 7, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Green Acres Drive at the common corner of Lots Nos. 93 and 94; thence with the line between said lots, westerly 175 feet to a corner of Lot No. 95 on said Plan; thence with the line between Lot Nos. 94 and 95, southwesterly 179.1 feet to a point in the northerly margin of Green Acres Court; thence with the margin of the same easterly 243.1 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a point in the westerly margin of Green Acres Drive; thence with the margin of the same northerly 180.4 feet to the beginning.

Being the same property conveyed to Robert D. Johnson, Jr. and wife, Susan N. Johnson, by deed from Larry K. Crawford and wife, Joyce D. Crawford, dated 5/4/1987, recorded 5/6/1987, filed of record in Book 7227, Page 652, said Register's Office.

Tax Map and Parcel ID is as follows 033 14 0 069.00

Specific Power of Attorney for Susan N. Johnson, dated November 26, 2019, recorded _____, filed of record in Book 20191223O132432, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 306 Green Acres Dr., Goodlettsville, TN 37072

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 13th day of December, 2019.

Robert D. Johnson, Jr.

Susan N. Johnson by Robert D. Johnson Jr as attorney-in-fact

Susan N. Johnson
By: Robert D. Johnson, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of December, 2019, before me personally appeared **Robert D. Johnson, Jr.**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of December, 2019.

Notary Public
Commission Expiration: 4-17-2023

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 13th day of December, 2019, before me, appeared **Robert D. Johnson, Jr.**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Susan N. Johnson**, and that said instrument was signed in behalf of the said **Susan N. Johnson**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 13th day of December, 2019.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am 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.

Kimie Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimie Perry the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County