Karen Johnson Davidson County
Batch# 339137 DEEDWARR
01/07/2020 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200107-0001826

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-22-22
(AFFIX SEAL)

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Hill Dixon, a single man and Anna Elyse Tadlock, a single woman	New owner (NAME)	016000.06.00
7201 Apple View Road (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas Reid Johnson and wife Jessica Nicole Johnson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Travis Hill Dixon, a single man and Anna Elyse Tadlock, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, SECTION 1, LAMA TERA, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 4, WHICH IS A CORNER LOT, FRONTS 175.0 FEET ON THE SOUTHWESTERLY MARGIN OF APPLE VIEW DRIVE AND FRONTS 134.54 FEET ON THE WESTERLY MARGIN OF LAMA TERRA DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 36.69 FEET, AND EXTENDS BACK 260.14 FEET ON THE SOUTHERLY LINE AND 269.78 FEET ON THE WESTERLY LINE TO A POINT OF INTER.

BEING THE SAME PROPERTY CONVEYED TO THOMAS REID JOHNSON AND WIFE JESSICA NICOLE JOHNSON BY QUITCLAIM DEED FROM TRACY R. JOHNSON AND CYNTHIA B. JOHNSON OF RECORD IN INSTRUMENT NO. 20120731-0067541 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7201 Apple View Road, Goodlettsville, TN 37072
(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/our hand(s) this 2nd day of January, 2020.

Thomas Reid Johnson

WARRANTY DEED
(Continued)

Jessica Nicole Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Reid Johnson and wife Jessica Nicole Johnson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of January, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/22/23
Notary's Seal (if on paper)

