WARRANTY DEED

Karen Johnson Davidson County
Batch# 343273 DEEDWARR
01/15/2020 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $199.80
20200115-0005364

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/14/2022
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2019-4845-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan G. Dugdale	Jonathan G. Dugdale	
(NAME)	(NAME)	
1107 N. Cumberland Street	1107 N. Cumberland Street	075 14 0 0125.00
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Fifty-Four Thousand And No/100 Dollars ($54,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WELDON JOHNSON AND MICHAEL S. JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN G. DUGDALE**, 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. 32, Hermitage Estates, Section 4, as of record in Book 3700, Page 148, Register's Office for said County. Said Lot No. 32 fronts 78.00 feet on the Easterly side of Terry Lane and extends back 166.5 feet on the Northerly line and 177.1 feet on the Southerly line to a dead-line in the rear, which is a broken line, measuring a total of 100.3 feet thereon.

Being the same property conveyed to Charles E. Johnson and wife, Carrie Jean Johnson by Warranty Deed from Merwin L. Lewis and wife, Rose Lee Lewis, of record in Book 5862, Page 219, Register's Office for Davidson County, Tennessee. The said Charles E. Johnson having since died on June 27, 2002, leaving said property to Carrie Jean Johnson by right of survivorship. The said Carrie Jean Johnson having since died on November 11, 2010, leaving said property to Weldon Johnson and Michael S. Johnson as her heirs-at-law as evidence by an Affidavit of Heirship of record in Instrument Number _____202001150005363_____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8200 Terry Lane, Hermitage, TN 37076
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness on this 10th day of January, 2020.

Weldon Johnson

STATE OF TENNESSEE
COUNTY OF Blount

On this 10th day of January, 2020, before me personally appeared Weldon Johnson to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal on this 10th day of January, 2020.

Commission Expires: 9/29/2021

Melissa D. Deakins
Notary Public

MELISSA D. DEAKINS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Michael S. Johnson

Michael S. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of January, 2020, before me personally appeared Michael S. Johnson to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal on this 18th day of January 2020.

Commission Expires: 8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY