Return to:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

Karen Johnson Davidson County
Batch# 354773 DEEDWARR
02/07/2020 10:31:19 AM 2 pgs
Fees: $13.00 Taxes: $845.15

20200207-0014453

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $228,418.00

Rachel L. Smith
Affiant

Subscribed and sworn to before me, this 6th day of February, 2020.

E. Manning
Notary Public

My commission expires:
1-3-2023

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael V. Chen	New Owner	**11910007400**
127 Rolynn Drive		
Nashville, TN 37210		

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 ACKNOWLEDGE, WE,

Brenda B. Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael V. Chen, unmarried

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. 12 on the Plan of Hidden Acres, Second Addition, as of record in Book 2083, page 79, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Willie C. Johnson and wife, Brenda B. Johnson, by Warranty Deed from Dennis R. Beadles, and wife, Kathy C. Beadles, dated December 12, 1985, of record in Book 6736, page 143, Register's Office for Davidson County, Tennessee. Willie C. Johnson conveyed his interest in subject property to Brenda B. Johnson, by Quitclaim Deed, dated March 24, 1989, of record in Book 7822, page 717, Register's Office for Davidson County, Tennessee. Brenda B. Johnson conveyed her interest in subject property to Willie C. Johnson and wife, Brenda B. Johnson, by Quitclaim Deed, dated February 26, 1999, of record in Book 11400, page 443, Register's Office for Davidson County, Tennessee. The said Willie C. Johnson having since died on August 29, 2019, title now vests solely in Brenda B. Johnson by virtue of tenancy by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 127 Rolynn Drive, Nashville, TN 37210.

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 in 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 6th day of February, 2020.

Brenda B. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brenda B. Johnson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2020.

Notary Public

My Commission Expires: 9/16/22

