Karen Johnson Davidson County
Batch# 358795 DEEDWARR
02/14/2020 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20200214-0017302

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $70,000.00.

Kevin Roger
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of February, 2020.

Christen T Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John S. Blackwell	SAME AS NEW OWNER	075-14-0125.00
(NAME)	(NAME)	
3080 Leeville Pike		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jonathan G. Dugdale,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John S. Blackwell**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, 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, dated March 15, 1982 and recorded on March 16, 1982.

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.

Being the same property conveyed to Jonathan G. Dugdale by Warranty deed from Weldon Johnson and Michael S. Johnson of record in Instrument No. 20200115-0005364 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 15, 2020.

It is hereby disclosed that the Grantor is a licensed real estate agent who is acting in his best interest in this matter. Further, the Grantor is selling this property in "AS-IS" condition with all faults, if any.

This property is __unimproved _X_improved property known as: 8200 Terry Lane, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of February, 2020.

Jonathan G. Dugdale

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan G. Dugdale, the herein bargainor, 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 and official seal, this the 14th day of February, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).