Karen Johnson Davidson County
Batch# 361662 DEEDWARR
02/24/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20200224-0019829

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $165,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21 day of February, 2020.

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Darlene Green
241 Solness Avenue
Nashville, TN 37218
SEND TAX BILLS TO:
Darlene Green
241 Solness Avenue
Nashville, TN 37218
MAP AND PARCEL NUMBER: Tax ID #: 022 02606 000

WARRANTY DEED

20NT00156

Effective the 21 day of February, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Shawn M. Johnson

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Darlene Green, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows. to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Creekside Subdivision. of record in Plat Instrument No. 200401220008741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn M. Johnson, by Quit Claim Deed from Portia B. Simmons, dated 12/11/2006 and recorded 01/12/2006 in Document No. 20060112-0004610 Register's Office for Davidson County, TN.

This is an improved property commonly known as 241 Solness Ave, Nashville, TN 37218.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of February, 2020..

Shawn M. Johnson

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Shawn M. Johnson,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 21 day of February, 2020.

Notary Public

My commission expires: 3/15/24

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
SEPTEMBER 2, 2021
COMMISSION EXPIRES