WARRANTY DEED

Karen Johnson Davidson County
Batch# 369755 DEEDWARR
03/10/2020 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $902.80
20200310-0026471

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC,
Stewart Title Company Tennessee Division,121 First Ave. S.,Ste. 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Paul Paskiewicz	NEW OWNER	097020A31700CO
(NAME)	(NAME)	
1243 Riverbrook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Landon Brian Johnson and Sherlynn Johnson, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Frank Paul Paskiewicz and Deborah Ann Paskiewicz, husband and wife, and Nicholas R. Paskiewicz, an unmarried man, as tenants in common with right of survivorship hereinafter called the GRANTEE(S), and/or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 317 on the Plan of Villages of Riverwood, Section One, Phase 3C, Revision one of record in Instrument No. 20130405-0033853, Register's Office for said county, to which plan and certificate reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Sherlynn J. Norris, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated 05/21/2014 and recorded 05/30/2014, of record in Instrument 201405300046614, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Landon Brian Johnson and Sherlynn Johnson, husband and wife, as joint tenants with Right of Survivorship by Quit Claim Deed from Sherlynn Johnson, a married woman, Who Acquired title as Sherlynn J. Norris, an unmarried woman, dated 09/15/2016 and recorded 10/07/2016, of record in Instrument 201610070106480, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1243 Riverbrook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 653365
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of March, 2020.

Landon Brian Johnson

Sherlynn Johnson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Landon Brian Johnson and Sherlynn Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of March, 2020.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Bartlett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

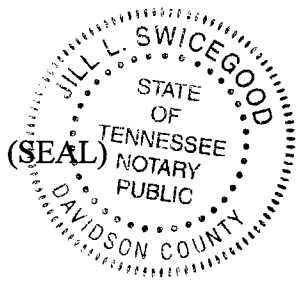
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900