Karen Johnson Davidson County
Batch# 385706 DEEDWARR
04/14/2020 02:45:17 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200414-0039086

Name and Address of New Owner:
Thomas R. Fletcher and Carmen R. Fletcher
6057 Port Anadarko Trail
Hermitage, TN 37076

Send Tax Bills To:
Thomas R. Fletcher and Carmen R. Fletcher
6057 Port Anadarko Trail
Hermitage, TN 37076
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 098-05-0-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Louis Johnson, Jr, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas R. Fletcher and Carmen R. Fletcher, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 198 on the Plan of Lake Park, Section 13, as of record in Plat Book 4955, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James L. Johnson, Jr., a married man, by Quitclaim Deed from Thomas Michael Johnson and Patricia L. Johnson, husband and wife and James L. Johnson, Jr., recorded on June 20, 2019, of record Instrument No. 20190620-0059799, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Michael Johnson and Patricia L. Johnson, husband and wife, as tenants by the entirety, by Quitclaim Deed from Thomas Michael Johnson, a married man, recorded on January 17, 2013, of record Instrument No. 20130117-0005449, Register's Office for Davidson County, Tennessee.
Lindsay Johnson hereby joins in to convey any rights she may have marital or otherwise.

This is improved property known as 6057 Port Anadarko Trail, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-RES-20-6057

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of April, 2020.

(SEAL)
James Louis Johnson, Jr.

Lindsay Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2020, before me personally appeared James Louis Johnson, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
6th day of April, 2020.

Notary Public
My commission expires: 11/6/20
File No. 2020-1093

True Copy Certification

I, John A. Bell 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.

Signature

State of TN
County of Davidson

Personally appeared before me, [illegible], a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)