Karen Johnson Davidson County
Batch# 398396 DEEDWARR
05/11/2020 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20200511-0048873

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $512,000.00.

Kim Gillespie
Affiant

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 12 **day of May, 2020.**

Kayla R. Johnson
Notary Public
My commission expires: 11/21/22

06-1905-77201

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Bethany Anne Johnson 3036 Lebanon Pike Nashville TN 37214	Same As Owner	085-11-0-104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Smith Bowers, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bethany Anne Johnson and Joshua Johnson, wife and husband**, hereinafter called the Grantees, their successors 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, near Donelson, across the road from the farm known as Clover Bottom, and described as follows:

Beginning at a point in the center of Old Lebanon Road, at the Northeast corner of the property of W.D. Martin; hence along the center line of said road, North 31 deg. East 204 feet to a corner of the Poteat property; thence with Poteat's line, North 61-1/2 deg. West 604 feet to a post; thence North 26-1/2 deg. East 58 feet to a point, and North 61 deg. 45 min. West 100 feet to a point; thence South 26-1/2 deg. West 136 feet to a point and South 61-1/2 deg. East 100 feet to a post; thence South 26-1/2 deg. West 125 feet to a corner of the Martin property above mentioned; thence with Martin's north line, South 61-1/2 deg. East 599 feet to the beginning.

Being the same property conveyed to Marlene J. Smith by deed from Odis E. Walton and wife, Eva D. Walton, dated August 12, 1991, recorded August 12, 1991, of record in Book 8418, Page 972, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marlene J. Smith and Linda Smith Bowers by Quitclaim Deed from Marlene J. Smith, dated March 10, 1998, recorded March 11, 1998, of record in Book 10832, Page 88, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda Smith Bowers by Quitclaim deed from Marlene J. Smith, dated May 21, 2012, recorded May 30, 2012, of record in Instrument No. 20120530-0046727, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3036 Lebanon Pike, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4 day of May, 2020.

Linda Smith Bowers

Linda Smith Bowers

STATE OF TEXAS
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Smith Bowers** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in The Woodlands, TX, this 4 day of May 2020.

Deborah Ann Ross

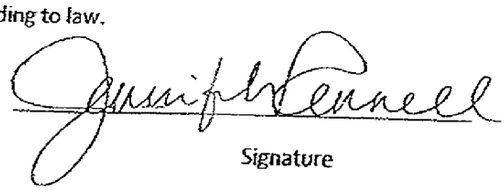
Notary Public

My Commission expires:

DEBORAH ANN ROSS
Notary Public, State of Texas
Comm. Expires 03-25-2023
Notary ID 131945369

True Copy Certification

I, Jennifer Pennell, 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.

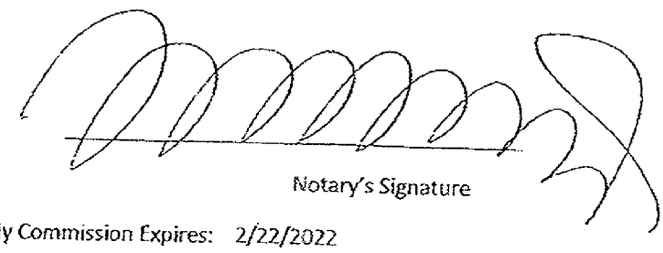


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

