Karen Johnson Davidson County
Batch# 410984 DEEDWARR
06/05/2020 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20200605-0058074

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2022

(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Stallings and Wanda K. Stallings, Husband and wife	Same as new owner	127.00.0
	(NAME)	
8040 Charlotte Pike		127-00-0-303.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brian P. Johnson and Linda L. Johnson, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leonard Stallings and Wanda K. Stallings, Husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Hows Subdivision of record in Plat at Instrument No. 20060417-0043316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian P. Johnson and Linda L. Johnson, husband and wife by Warranty deed from Deng Ping Yin and wife, Lianli Ma and Jia Yin, as tenants in common with the right of survivorship of record in Instrument No. 20140528-0045575 Register's Office for Davidson County, Tennessee.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20060417-0043316, in the Register's Office of Davidson County, Tennessee.

Deed Restrictions recorded at Book 5082, Page 985, in the said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8040 Charlotte Pike, Nashville, TN 37221
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 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/our hand(s) this 28th day of May, 2020.

WARRANTY DEED
(Continued)

Brian P. Johnson

Linda L. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian P. Johnson and Linda L. Johnson, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21