Karen Johnson Davidson County
Batch# 411115 DEEDWARR
06/05/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20200605-0058240

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Affiant

Subscribed and sworn to before me, this 29th day of May, 2020.

Rachel Marie Collins

Notary Public
My commission expires: 3-6-2024

03-2004-38945

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alexandra Claire Johnson	~~Alexandra Claire Johnson~~ Interline	080-07-0-021.00
1446 Snell Blvd.	~~1446 Snell Blvd.~~ 5875 N Sam Houston Pkwy	
Nashville TN 37218	~~Nashville, TN 37218~~ Houston TX 77086	

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, **Kristin E. Roach, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alexandra Claire Johnson, a single woman**, 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, being Lot No. 371, on the Plan of Section Two, Bordeaux Hills, of record in Book 3600, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristin E. Roach, single by deed from Bethony Ervin, single, dated November 29, 2017, recorded November 30, 2017, of record in Instrument No. 20171130-0122306, Register's Office for Davidson County, Tennessee.

**Josh Banker, spouse of the grantor, hereby joins in the execution of this deed for the purpose of conveying his marital interest, if any, in the subject property.

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 1446 Snell Blvd., 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, 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 29th day of May, 2020.

Kristin E. Roach

Josh Banker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kristin E. Roach and Josh Banker**, 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 Nashville, TN, this 29th day of May, 2020.

Notary Public



My Commission expires: 03/08/2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM