WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2·19·24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-040639

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Anne Johnson and Taylor Holman Johnson	CENLAR	
(NAME) 5724 Stone Brook Dr.	(NAME) P. O. Box 202028	160-14-0D-013.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Florence, SC 29502-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS ($212,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BETSY VAN JURA, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSICA ANNE JOHNSON, AN UNMARRIED PERSON, AND TAYLOR HOLMAN JOHNSON, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No, 5724 on the Plan of Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, of record in Book 5200, Pages 376 and 377, and described in Master Deed recorded in Book 5818, Page 915, as amended in Book 5868, Page 70, Registers Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Betsy Van Jura, unmarried by Warranty deed from Jonathan M. Mingledorff and Katie Mingledorff, husband and wife of record in Instrument No. 20150623-0060200 Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on June 23, 2015.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5724 Stone Brook Drive, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 413384 DEEDWARR
06/11/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20200611-0059671

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 the 29th day of May, 2020

Betsy Van Jura

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of May, 2020, before me personally appeared Betsy Van Jura, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY