Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT200500223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Paul Hurst
Affiant

Subscribed and sworn to before me, this 22ND DAY OF JUNE, 2020.

Patricia L Hurst
Notary Public

MY COMMISSION EXPIRES: 4-18-21

(AFFIX SEAL)

PATRICIA L. HURTT
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 424949 **DEEDWARR**
06/24/2020 11:52:44 AM 2 pgs
Fees: $13.00 Taxes: $1,108.15

20200624-0068130

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
Frank Elanzo Johnson and Jackie D. Johnson, husband and wife	NEW OWNER (NAME)	052-12-0-090.00
1213 Apache Lane (ADDRESS)	(ADDRESS)	
Madison, TN 37115-5432 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Wayland Cross and wife, Jana M. Cross, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frank Elanzo Johnson and Jackie D. Johnson, 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. 15 on the Plan of Sequoia Valley, Section 2 of record in Plat Book 3700, Page 114, 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 Wayland Cross and wife, Jana M. Cross by Warranty deed from Frank B. Foster and wife, Glenna P. Foster of record in Instrument No. 20001002-0096817 Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1213 Apache Lane, Madison, TN 37115-5432
(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 22nd day of June, 2020.

WARRANTY DEED
(Continued)

Wayland Cross

Jana M Cross
Jana M. Cross

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayland Cross and wife, Jana M. Cross, 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 22nd day of June, 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