Karen Johnson Davidson County
Batch# 429275 DEEDWARR
07/01/2020 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,459.65
20200701-0071170

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7467

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $394,500.00.

Affiant

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

Notary Public
My Commission Expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremy Johnston Julia Johnston 1400 Trace Ridge Lane Nashville, TN 37221	Franklin Synergy Bank 722 Columbia Ave Franklin TN 37064	155-16-0A-344.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Adrienne D. Nevins and Andrew B. Nevins, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeremy Johnston and Julia Johnston, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs 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 all of Lot No. 21 on the Plan of Traceside Subdivision, Section Nine, as shown by plat appearing of record in Instrument No. 20000103000455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adrienne D. Nevins and Andrew B. Nevins, wife and husband by Warranty Deed from James R. Allen and Debra W. Allen, husband and wife, dated August 27, 2018, recorded August 29, 2018, of record in Instrument No. 20180829-0085695, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to James R. Allen and Debra W. Allen, husband and wife by Quitclaim Deed from James R. Allen, dated November 25, 2009, recorded December 2, 2009, of record in Instrument No. 20091202-0110330, said Register's Office.

This is improved property located at: **1400 Trace Ridge Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2020.

GRANTOR:

Adrienne D. Nevins

Andrew B. Nevins

STATE OF North Carolina
COUNTY OF Jackson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adrienne D. Nevins and Andrew B. Nevins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2020.

Notary Public
My Commission expires: 10-3-2024

EMILY BRYSON HENDERSON NOTARY My Commission Expires 10-3-2024 PUBLIC MACON COUNTY, NC

202007010071170

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, Jackie Rudolph, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON