#14834

WARRANTY DEED

Karen Johnson Davidson County
Batch# 429287 DEEDWARR
07/01/2020 10:02:27 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20200701-0071189

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Jeff & Joy Johns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2020

Shelli D Hutchison
Notary Public

MY COMMISSION EXPIRES: 6/26/23
(AFFIX SEAL)

SHELLI D HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodrigo Alanis	Same	07303003300
(NAME)	(NAME)	
2620 Brownwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **G. Jeff Johns and Joy M. Johns, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodrigo Alanis, a married man**, hereinafter called the GRANTEES, 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 Lot No. 57 on the Plan of Sutherland Heights, Section 2, of record in Book 2663, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to G. Jeff Johns and wife, Joy M. Johns, by deed of record in Book 7559 , Page 496 , Register's Office for Davidson County, Tennessee. G. Jeff Johns also known as George J. Johns.

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

unimproved ☐

This is improved ☑ property, known as 2620 Brownwood Drive, Nashville, TN 37214
(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 hands this 29th day of June, 2020.

G. Jeff Johns

Joy M. Johns

State of Tennessee
County of Davidson

Personally appeared before me G. Jeff Johns and Joy M. Johns, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 6/26/23

