Karen Johnson Davidson County
Batch# 429769 DEEDWARR
07/01/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200701-0071351

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

2020-319

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ — Williamson (GB)

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2020.

Notary Public
My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Philip Johnson	New owner	
8311 Old Charlotte Pike		113-00-0-139.00
Pegram, TN, 37143		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ronny Joe Thompson and Chryl Lee Thompson, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Philip Johnson and Hannah Dawn Johnson, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Beginning at an iron pin on the South margin of Old Charlotte Pike in a sharp curve opposite the driveway entering the Lewis Homplace same being the most Northern point of this tract of land thence; leaving the pike South 39 degrees 15 minutes East 658.0 feet to a iron pin (50 feet from N.E. Corner of American Tel. and Tel. 1.72 acre lot) thence; South 43 degrees 31 minutes East 250.0 feet (running with telephone Co. Land to a iron pin; (AMER TEL and TEL. Southeast corner 50 feet away) thence: South 6 degrees East 380.0 feet to a iron pin by a hickory tree in Lewis old original South line thence; with original line and a fence generally North 82 degrees 30 minutes West 200.0 feet to a iron pin on the East margin of a gravel road and by a rock pillar thence: North 40 degrees West 149.5 feet to a iron pin on East margin of gravel road and the Southwest corner of the American Tel. and Tel. property thence: leaving the gravel road and with the Telephone Co. property for three calls North 46 degrees 31 minutes East 300.0 feet to a iron pipe thence: North 43 degrees 29 minutes West 250.0 feet to a iron pipe thence South 46 degrees 31 minutes West 300.0 feet to a iron pipe on the East margin of gravel road thence; with the East margin of gravel road for (5) five calls North 43 degrees 15 minutes West 100.0 feet to a stake thence: North 29 degrees 30 minutes West 100.0 feet to a stake thence; North 20 degrees West 75.0 feet to a stake thence: North 00 degrees 30 minutes West 157.0 feet to a stake thence: North 16 degrees West 157.0 feet to a point in the East margin of Old Charlotte pike and the

intersection of gravel road thence: with the East margin of Old Charlotte Pike North 4 degrees 30 minutes West 221.0 feet to a nail in edge of pavement in sharp curve thence: South 39 degrees 15 minutes East 12.0 feet. to a iron stake the point of beginning, containing 5.14 acres, more or less.

Being the same property conveyed to Ronny Joe Thompson et ux Chryl Lee Thompson by Warranty deed from Wade D. Story et ux Wanda C. Story of record in Book 5137, page 282, Register's Office for Davidson County, Tennessee, dated April 13, 1977 and recorded on April 18, 1977.

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

This is improved property located at **8311 Old Charlotte Pike, Pegram, TN 37143.**

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 our hands this 30th day of June, 2020.

Ronny Joe Thompson

Chryl Lee Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronny Joe Thompson and Chryl Lee Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2020.

Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021