Karen Johnson Davidson County
Batch# 431226 DEEDWARR
07/06/2020 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20200706-0072456

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $354,000.00.

Affiant

Sworn to and subscribed before me this 1st day of July, 2020.

Notary Public

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Ryan Johnson	1615B Chase Street	DAS Acquistion Company, LLC	
1615B Chase Street		**12140 Woodcrest Executive, Ste 150**	**072-14-0A-002.00-CO**
Nashville, TN 37216	Nashville, TN 37216	**St. Louis, MO 63141**	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Thomas Tepel Person, Jr. and Kelly Ann Person, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Ryan K. Johnson, single man,** (Grantee), his/her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" to the Declaration and Master Deed established a horizontal property regime of Chase Corners Townhomes of record in Instrument 201204250035442, Register's Office for Davidson County, Tennessee, and known as part of Lots 64 and 65 on the Plan of Charles U. Coggin First Addition, as of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Tepel Person, Jr. and Kelly Ann Person, husband and wife by Warranty deed from Westley Maupin, unmarried and Winston Maupin, unmarried of record in Instrument No. 20151019-0105985 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 19, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her successors and assigns, forever.

And Grantors covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120425-0035442, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of July, 2020.

Thomas Tepel Person,, Jr.

Kelly Ann Person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maron, the undersigned, a Notary Public, in and for said State and County, **Thomas Tepel Person,, Jr. and Kelly Ann Person, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin,~~ Nashville Tennessee, this the 1st day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N MARON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY