WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 436884 DEEDWARR
07/14/2020 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $721.13
20200714-0076711

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Melissa Wilson	New Owner	
(NAME)	(NAME)	
244 Lake Chateau Drive		097080A096.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Flemming, Successor Trustee of the Joseph P. Johnson and Mary S. Johnson Revocable Living Trust, dated 4/29/2009**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amy Melissa Wilson, an unmarried woman**, hereinafter called the GRANTEE(S), her 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 a certain condominium apartment being described as follows, to wit: Apartment R-6, Building R, in Lake Chateau a horizontal property regime, as shown on the Plat of Lake Chateau, Section 1, of record in Book 4675, pages 41, 42, 43, and 44, Register's Office for said County, to which plan reference is hereby made for more complete and accurate legal description.
Being the same property conveyed to Joseph P. Johnson and wife, Mary S. Johnson by Warranty Deed from Thomas A. Webb, a single person dated 03/13/1990 and recorded 03/19/1990, of record in Book 8067, Page 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Joseph P. Johnson and Mary S. Johnson Revocable Living Trust, dated April 29th, 2009, Joseph P. Johnson or Mary S. Johnson, Trustees or their successors in trust and any amendments thereto by Quitclaim Deed from Joseph P. Johnson and Mary S. Johnson, dated 04/29/2009 and recorded 05/01/2009, of record in Instrument 200905010039629, Register's Office for Davidson County, Tennessee.

The said Joseph P. Johnson died on 1/15/2018 and Mary S. Johnson died on 6/22/2020 leaving Patricia Flemming as successor trustee.

All matters shown on the plat of record in Plat Book 4675, Page 41, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 4675, Page 42, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 4675, Page 43, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 4675, Page 44, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4756, Page 743, Register's Office for Davidson County, Tennessee. By-laws of

record in Book 5708, Page 781, Register's Office for Davidson County, Tennessee. By-laws of record in Book 5718, Page 988, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 244 Lake Chateau Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of July, 2020.

Joseph P. Johnson and Mary S. Johnson Revocable Living Trust dated 4/29/2009

Patricia Flemming

Patricia Flemming, Successor Trustee

State of Tennessee
County of ~~Wilson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Flemmin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Successor Trustee of Joseph P. Johnson and Mary S. Johnson Revocable Living Trust, dated 4/29/2009, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of July, 2020.

Marilyn C Kenneman

Notary Public:
My Commission Expires: 5-17-2020



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022