Karen Johnson Davidson County
Batch# 437477 DEEDWARR
07/14/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,264.94
20200714-0077020

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 4-20-7633

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $341,875.00.

Affiant

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 10th day of July, 2020.

Notary Public
My Commission Expires: 1/5/11/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine Winfield Johnson 602 South 12th Street Nashville, TN 37206	TriStar Bank 719 E. College st. Dickson TN 37055	094-01-0-059

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, **Donna L. Forsythe, Trustee of the Donna L. Forsythe Living Trust U/A/D August 9, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine Winfield Johnson**, 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 Lot No. 35 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Plat Book 57, page 70, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50 feet on the westerly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Donna L. Forsythe, Trustee of the Donna L. Forsythe Living Trust U/A/D August 9, 2019 by Quitclaim deed from Donna Forsythe, a single woman, dated October 28, 2019, recorded November 5, 2019, of record in Instrument No. 20191105-0113945, Register's Office for Davidson County, Tennessee; and further, being a the same property conveyed to Donna Lee Forsythe, unmarried by Warranty Deed from Ian Herrin and Bess Armbruster, husband and wife, dated January 27, 2015 recorded February 2, 2015, of record in Instrument No. 20150202-0009247, Register's Office for Davidson County, Tennessee.

This is improved property located at: **602 South 12th Street, Nashville, TN 37206.**

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 10th day of July, 2020.

GRANTOR:

The Donna L. Forsythe Living Trust U/A/D August 9, 2019

By: Donna L Forsythe, Trustee
Donna L. Forsythe, Trustee

STATE OF Arizona
COUNTY OF Yavapai

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared The Donna L. Forsythe Living Trust U/A/D August 9, 2019, 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 ~~10th~~ 9th day of July, 2020.

Donna L. Forsythe, Trustee of

BILLY ELMER
Notary Public - Arizona
Yavapai County
Commission # 583278
My Comm. Expires Jul 4, 2024

Notary Public
My Commission expires: July 4th 2024

202007140077020

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY