Karen Johnson Davidson County
Batch# 438478 DEEDWARR
07/16/2020 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200716-0077772

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2020.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES:
File No. G20-9531

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Tanya Coe (NAME) | Movement Mortgage, LLC (NAME) | 042-09-0-053 |
| 808 Westchester Drive (STREET ADDRESS) | 8024 Calvin Hall Rd. (STREET ADDRESS) | |
| Madison TN 37115 (CITY) (STATE) (ZIP) | Indian Land, SC 29707 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Wanda R. Johnson, f/k/a Wanda R. O'Bryan, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanya Coe, an unmarried woman**, 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:

Being Lot No. 12 on the Plan of Kemper Heights, Section Two, of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wanda R. O'Bryan, unmarried, n/k/a Wanda R. Johnson and Woodrow Johnson, Jr., unmarried by Deed dated March 29, 1994, recorded March 31, 1994, in Book 9296, Page 9, in the Register's Office of Davidson County, Tennessee. The said Woodrow Johnson, Jr. died February 14, 2020 leaving Wanda R. Johnson as tenant by the entirety.

The said Wanda R. Johnson and Wanda R. O'Bryan being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2442, Page 459, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of @ is signed by his/her duly appointed Attorney-in-fact @, pursuant to the Power of Attorney recorded in Book @, page @, said Register's Office.

This is improved property, known as 808 Westchester Drive, Madison, TN 37115.

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.

Witness my/our hand(s) this 14th day of July, 2020.

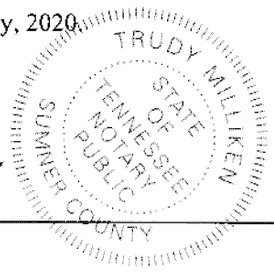
Wanda R. Johnson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2020, before me personally appeared Wanda R. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office this 14th day of July, 2020.




Notary Signature
My commission expires: 7/19/2022

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022