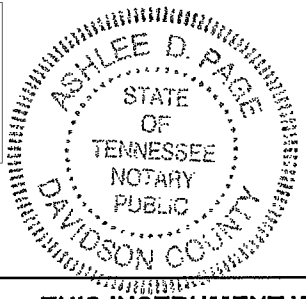
WARRANTY DEED

Karen Johnson Davidson County
Batch# 441022 DEEDWARR
07/21/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $917.23
20200721-0079729



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

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
Brittany Irby and Shirley Patrice Hobson	New Owners at	**097020A24200CO**
(NAME) 3944 Hoggett Ford Road	(NAME) Property Address	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, I, Lacie Turner Johnson, married, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Brittany Irby, an unmarried woman and Shirley Patrice Hobson, an unmarried woman, hereinafter called the GRANTEE(S), their 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. 242 on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 201205020037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lacie Turner Johnson, unmarried by Warranty Deed from Bryan N. Crabtree, unmarried, dated 07/29/2015 and recorded 07/30/2015, of record in Instrument 201507300075048, Register's Office for Davidson County, Tennessee. Subject property has never been the marital residence of the grantor or her spouse.

Subject to all matters shown on the plat of record in Plat Instrument 201205020037433; Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557; Amendment Declaration of recorded in Instrument 201709060091483 and Supplemental Declaration of recorded in Instrument 201404240034614; Covenants, conditions, easements and restrictions recorded in Instrument 201203200023510, Declaration of Easement for Villages of Riverwood Easement recorded in Instrument 200812090118828; Storm Water Drainage Easement Agreement recorded in Instrument 201001080001965 and Quitclaim Deed conveys to The Villages of Riverwood Homeowners Association of record in Instrument 200806300067054 and Instrument 1104270032200, 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 ☒ **3944 Hoggett Ford Road, 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 17 day of July, 2020.

Lacie Turner Johnson

Lacie Turner Johnson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lacie Turner Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of July, 2020.

Marilyn C. Newman

Notary Public:
My Commission Expires: 5-12-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

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

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21