Karen Johnson Davidson County
Batch# 444832 DEEDWARR
07/28/2020 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20200728-0082695

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20060008

STATE OF TN }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF July, 2020.

Katherine Warren
NOTARY PUBLIC

My Commission expires: 4-13-22

STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE WARREN
COUNTY OF RUTHERFORD EXP. 4-13-2022

Address of New Owner	Send Tax Bills To:	Tax Information:
Andrew Philip Kilz Johnston and Christina Q. Johnston 4739 Clarksville Pike Nashville, TN 37218	Same	049-00-0-005.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dawn Walker, a married woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrew Philip Kilz Johnston and Christina Q. Johnston, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, Surveyor, on July 31, 1956, as follows:

Beginning at a point on the westerly margin of State Highway No. 112, or Clarksville Highway, 200 feet southerly from the intersection of the westerly margin of said Highway with the southerly line of the property conveyed to Hubert H. Adcock and wife, Maggie R. Adcock, by deed from Carl W. Shoub, Jr. and wife, Anne Givan Shoub of record in Book 1712, Page 423, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Highway, South 27 degrees 15' East 100 feet to a point; thence South 66 degrees 15' West 300 feet to a point; thence North 27 degrees 15' West 88 feet to a point; thence northeasterly in a straight line 300 feet, more or less, to the point of beginning.

Being the same property conveyed to Dawn Walker by Warranty Deed from Lois O. Winston, an unmarried woman, dated 08/21/2019 and recorded on 08/22/2019 in Instrument No. 20190822-0084596, Register's Office for Davidson County, Tennessee.

This is property generally located:
4739 Clarksville Pike, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Sanitary Sewer Easement of record in Book 7681, Page 224, said Register's Office.
3. Subject to the right of way of State Highway No. 112, aka Clarksville Highway, aka Clarksville Pike.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and 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.

Craig Thomas Walker joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantor(s) herein. Further, he does hereby convey unto Grantee(s) all right, title and interest that he may have in the above-described property as a result of being the spouse of **Dawn Walker**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Dawn Walker and Craig Thomas Walker** has/have caused this instrument to be executed, this the 2 day of July, 20 20.

Dawn Walker

Craig Thomas Walker

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dawn Walker and Craig Thomas Walker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 2 day of July, 20 20.

My commission Expires: 8/27/22

NOTARY PUBLIC

BONNER MCCOY LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022