Karen Johnson Davidson County
Batch# 445049 DEEDWARR
07/28/2020 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200728-0082964

WARRANTY DEED

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: JANUARY 23, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1796 Title, LLC, 600A Frazier Drive, Suite 123, Franklin, TN 37067

File No.: 20060074-PA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Anna East	Same	163 05 0B 093.00
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy, #230		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EDWIN J. JOHNSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNA EAST, UNMARRIED, 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. 93 on the plan or Mill Park. section One. Phase II. (Formerly Hickory Hollow Townhomes) A Horizontal Property Regime (Private Element) of recocd in Instrument No. 20000706-0066999. Register's office for Davidson County, Tennessee. to which plan reference is hereby made for a more
complete and accurate legal description.

Being part of the same property conveyed Edwin J. Johnson, Unmarried by deed from NVR, INC., T/A Ryan Homes, A Virginia Corporation, dated on 07/31/2002 and recorded on 08/02/2002 in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5170 Hickory Hollow Pkwy, #230, Antioch, TN 37013
(House No.) (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 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. 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.

Witness our hands this 22 day of July, 2020.

Edwin J. Johnson

Edwin J. Johnson

STATE OF: GEORGIA

COUNTY OF: FULTON

On this 22ND day of JULY, 20 2020, before me personally appeared Edwin J. 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 (or person's) free act and deed.

Notary Public

Printed Name: JOHN FRANCIS SOKOL

My Commission Expires: ~~January 23, 2023~~
12/02/2020

JOHN FRANCIS SOKOL
Notary Public - State of Georgia
Rockdale County
My Commission Expires Dec 2, 2020

True Copy Certification

I, Shannon Carter, 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, Tisha Baldwin, a notary public for this county and state, Shannon Carter, 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: 1-23-23
Notary' Seal (if on paper)

