Karen Johnson Davidson County
Batch# 449472 DEEDWARR
08/04/2020 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20200804-0086056

ADDRESS NEW OWNERS and
SEND TAX BILLS:
ETHAN DAVID JOHNSON
DAVID LYLE JOHNSON
2929 Selena Dr. #19
Nashville, TN 37211

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 119-14A-19CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DAVIS SAMANTHA CARR, unmarried, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ETHAN DAVID JOHNSON, a single man, and DAVID LYLE JOHNSON, a married man, as joint tenants with rights of survivorship, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Unit No. 19, on the Horizontal Property Regime for Kingswood Condominium, as recorded in the Master Deed of record in Book 6058, Page 320 and as shown on the plat of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to Davis Samantha Carr, a single woman, by Warranty Deed from James C. Perkinson, dated December 6, 2017, and recorded December 13, 2017, in Instrument No. 20171213-0127112, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 2929 Selena Drive #19, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 3 day of August, 2020.

DAVIS SAMANTHA CARR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DAVIS SAMANTHA CARR , the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3 day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 4/19/21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $179,900.00.

AFFIANT

Subscribed to and sworn before me, this the 3 day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 4/19/21

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True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

