Karen Johnson Davidson County
Batch# 449625 DEEDWARR
08/04/2020 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $895.03
20200804-0086296

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $241,900.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2020.

Notary Public

My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jim Morgan	New Owner	**06001010400**
3168 Gwynnwood Drive		
Nashville, TN 37207		

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 HEREBY ACKNOWLEDGE, WE,

Jeffery Johnson and wife, Linda Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jim T. Morgan , a Single man

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:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section One, Golden Valley Estates, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jesse Lee Johnson, married, by Warranty Deed from Robert T. Rodgers and wife, Betty Ann Woods Rodgers, dated October 28, 1998, of record in Book 11186, Page 537, Register's Office for Davidson County, Tennessee. Jesse Lee Johnson died on 9/11/06 and by Last Will and Testament admitted to probate for the limited purpose of establishing muniment of title to real property, Docket No. 07P-1862, Seventh Circuit Court of Davidson County, Tennessee, the property herein described was devised to Jeffrey Johnson. Reference made to that Order Admitting Will to Probate Without Administration For Limited Purposes of Establishing Muniment To Title of record in Instrument No. 20080221-0017260, Register's Office of Davidson County, Tennessee.

Linda Johnson joins in the deed in order to convey any right, title, or interest she may have in the property by virtue of her marriage to Jeffrey Johnson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3168 Gwynnwood Drive, Nashville, TN 37207.

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 in 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.

Jeffery Johnson _____ Date: 7/30/2020

Jeffery Johnson

Linda Johnson _____ Date: 7/30/2020

Linda Johnson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeffery Johnson and Linda Johnson, the within named Grantor(s), 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.

Witness my hand, at office, this 30th day of July 2020, _____.

_____

NOTARY PUBLIC

My Commission Expires: 9/4/21

STATE OF TENNESSEE NOTARY PUBLIC

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

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022