Karen Johnson Davidson County
Batch# 452215 DEEDWARR
08/06/2020 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20200806-0087828

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/06/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

O-RF-20-4152

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittney Hollis Johnson and Jonathan Ryan Johnson	Acopia Home Loans	
(NAME) **4152 Stone Hall Blvd**	(NAME) 701 President Place Suite 165	**085-04-0A-023.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Smyrna TN 37167	
(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 consideration, the receipt of which is hereby acknowledged, **MATTHEW C. PEARSALL AND GRACE B. PEARSALL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTNEY HOLLIS JOHNSON AND JONATHAN RYAN JOHNSON, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 23 on the Plan of First Revision , Final Plat, Major Subdivision, The Reserve at Stone Hall (Formerly Eversong at Ravenwood), Phase 1, Section 1a, Planned Unit Development, of record in Plat at Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew C. Pearsall, a married man as sole property by Warranty deed from Thomas Michael Head and Jessica Sue Head, husband and wife of record in Instrument No. 20160602-0055659 Register's Office for Davidson County, Tennessee, dated May 31, 20169 and recorded on June 02, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090310-0021482, amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, amended in Instrument No. 20090623-0058338, Instrument No. 20120202-0009628 and Instrument No. 20120207-0011118, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Quitclaim Deed of common areas to HOA in Instrument No. 20090310-0021483, Register's Office for Davidson County, Tennessee.
- Easement for Water Line in Book 4212, page 147, Register's Office for Davidson County, Tennessee.
- Flowage Easement in favor of United States of America in Book 2244, page 399, Register's Office for Davidson County, Tennessee.
- Easement Agreement in Book 7292, page 968, Register's Office for Davidson County, Tennessee.
- Easement for Conservation Greenway in Instrument No. 20011024-0116287, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances in Instrument No. 20030328-0040734, Register's Office for Davidson County, Tennessee.
- Certification of Grant of Right of Way and Road Construction in Instrument No. 20090421-0036252, Register's Office for Davidson County, Tennessee.
- Easements for stormwater detention agreement in Instrument No. 20060809-0097670 and Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.

- Easement for public utility, drainage and force main of record in Instrument Number 20071213-0143333, in the Register's Office for Davidson County, Tennessee.
- Agreed Order in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee. (Road Connector Easement)
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4152 Stone Hall Blvd, Hermitage, Tennessee 37076**.

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), their heirs and 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), 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 my/our hand(s) this the 31st DAY OF JULY, 2020.

Matthew C. Pearsall by Brian Mitchell attorney in fact

Matthew C. Pearsall, by his attorney in fact, Brian Mitchell

Grace B. Pearsall by Brian Mitchell attorney in fact

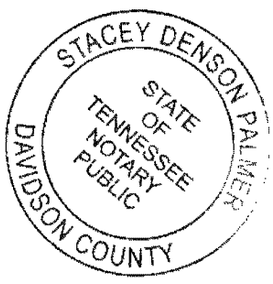
Grace B. Pearsall, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW C. PEARSALL AND GRACE B. PEARSALL, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW C. PEARSALL AND GRACE B. PEARSALL.

Witness my hand and official seal, this the 31st of July, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022