WARRANTY DEED

20-CD-516

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 460505 **DEEDWARR**
08/20/2020 09:21:48 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20200820-0093870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Katie Ellison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2020.

Leslie M Collum
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08, 2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 20-CD-516

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laurel Price	New Owner	07404000100
(NAME) 8107 Bonnafair Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID R. JOHNSON AND LINDA S. JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREL PRICE, AN UNMARRIED PERSON,** 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, Being Lot No. 961 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David R. Johnson and wife, Linda S. Johnson, by Quitclaim Deed, from David R. Johnson and wife, Linda S. Johnson, Trustees of the David R. Johnson and Linda S. Johnson Revocable Living Trust Agreement U/A/D December 21, 1993, dated October 11, 2019, recorded October 17, 2019, of record in Instrument No. 20191017-0106357, Register's Office for Davidson County, Tennessee.

A General Durable Power of Attorney executed by David R. Johnson appointing Mark D. Johnson as his Attorney in Fact, of record in Instrument No. 20190430-0039516, Register's Office for Davidson County, Tennessee.
A General Durable Power of Attorney executed by Linda Sue Johnson appointing Mark D. Johnson as her Attorney in Fact, of record in Instrument No. 20190430-0039517, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to David R. Johnson and wife, Linda S. Johnson, Trustees U/A/D December 21, 1993, by Quitclaim Deed, from David R. Johnson and wife, Linda S. Johnson, individually, dated December 21, 1993, recorded December 22, 1993, of record in Book 9196, page 744, Register's Office for Davidson County, Tennessee.

Also previously being the same property conveyed to David R. Johnson, et ux Linda S. Johnson, by Deed, from Edward D. Wise, et ux Beverly Wise, dated June 9, 1981, recorded June 10, 1981, of record in Book 5755, page 701, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8107 Bonnafair Drive, Hermitage, TN 37076
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 19th day of August, 2020.

David R. Johnson by Mark D. Johnson, Attorney in Fact

Linda S. Johnson by Mark D. Johnson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state Mark D. Johnson as Attorney in Fact for David R. Johnson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 19th day of August, 2020.

Notary Public

My Commission Expires: _____

LESLIE M. COLLUM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 08, 2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state Mark D. Johnson as Attorney in Fact for Linda S. Johnson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 19th day of August, 2020.

Notary Public

My Commission Expires: _____

LESLIE M. COLLUM
TENNESSEE
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