PREPARED BY:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 461328 DEEDWARR
08/21/2020 09:24:33 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60
20200821-0094466

WARRANTY DEED

THIS INDENTURE is made and entered into this 17 day of August, 2020 by and between Norma Acton, hereinafter referred to as GRANTOR, and Zakary Samuel Johnson, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto GRANTEE the following described property lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Page(s) 339 through 347, amended in Plat Book 7900, Page 888 and 889, in the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Norma Acton by Warranty Deed from John C. Jackson and Beverly Jean McNeill Jackson recorded in Instrument No. 20180820-0082388, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Norma Acton

STATE OF FLORIDA
COUNTY OF St. Johns

Before me, a Notary Public of said State and County aforesaid, personally appeared Norma Acton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this the 17 day of August, 2020.

Brooke Hughes
Notary Public

My Commission Expires: 10/25/2020

BROOKE HUGHES
MY COMMISSION # GG041875
EXPIRES October 25, 2020

Name and Address of Property Owner:

Zakary Samuel Johnson
1105 Deerhurst Court
Nashville, TN 37221

Send Tax Statements to: SAME

Map & Parcel 155-08-0C-153.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $328,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17 day of August, 2020.

Notary Public

My Commission Expires: 6-10-23

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
06-10-2023

RETURN TO:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067