(1)

Karen Johnson Davidson County
Batch# 461337 DEEDWARR
08/21/2020 09:35:28 AM 2 pgs
Fees: $13.00 Taxes: $1,753.80
20200821-0094483

STATE OF Tennessee
COUNTY OF ~~Davidson~~ XXXXXXXX Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2020.

Georgette R Kennedy

Notary Public
MY COMMISSION EXPIRES: 03-08-21
File No. G20-9842

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Joel S. Johnson and Lauren Q. Johnson | Everett Financial dba Supreme Lending | 155-16-0A-212.00-CO |
| (NAME) | (NAME) | |
| 7029 Meadow Ridge Circle | 14801 Quorum Drive, Ste 300 | |
| (STREET ADDRESS) | (STREET ADDRESS) | |
| Bellevue, TN 37221 | Dallas, TX 75254 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **David R. Hout and Jennifer Hout, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel S. Johnson and wife, Lauren Q. Johnson**, 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. 56 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, Page 659, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to David R. Hout and Jennifer Hout, husband and wife by Deed dated July 21, 2015, recorded July 27, 2015, in Instrument Number 20150727-0073249, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, Page 705 and Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee.
2. Homeowners Association Charter of record in Book 9668, Page 894, Register's Office for said County.
3. ByLaws of record in Book 9668, Page 899, Register's Office for said County.
4. Conveyance of Common Areas of record in Instrument 20000329-0031449, Register's Office for said County.
5. Sewer Line Easement of record in Book 11564, Page 887, Register's Office for said County.
6. Water Line Easement of record in Book 9306, Page 279, Register's Office for said County.
7. Restrictions as recorded in Book 9236, Page 504 amended and restated in Book 9435, Page 493, further amended in Book 9677, Page 675 and Notice of Annexation of Cambron Property into Traceside of record in Instrument 20020111-0004996

and re-recorded in Instrument 20020116-0006610, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7029 Meadow Ridge Circle, Nashville, TN 37221.

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. Whenever 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 20th day of August, 2020.

David R. Hout

Jennifer Hout

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2020, before me personally appeared David R. Hout and Jennifer Hout, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**