Karen Johnson Davidson County
Batch# 463085 DEEDWARR
08/25/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $983.83
20200825-0095874

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203439

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$265,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Megan Crawford
Affiant

Sworn to and subscribed before me this 24th day of August, 2020.

Notary Public
My Commission Expires: 3.7.23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 24th day of August, 2020, among:

WILLIAM ARMISTEAD GAYLE V AND CHARLES BLACKBURN GAYLE

TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOSH L. JOHNSON
A single man
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Tulip Grove, Section I of record in Plat Book 3700, Page 106, 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 William Armistead Gayle, V and Charles Blackburn Gayle, tenants in common with right of survivorship by Warranty deed from Todd A. Cone and Rhonda E. Cone, husband and wife of record in Instrument No. 20151106-0113423 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on November 06, 2015.

Being also known as 517 Des Moines Hermitage, Tennessee 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's

Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

William Armistead Gayle V

Charles Blackburn Gayle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William Armistead Gayle V and Charles Blackburn Gayle, the within named bargainor(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 and official seal this 24th day of August, 2020.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Joshua L. Johnson
Address: 517 Des Moines
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: United Shore Financial Services, LLC
Address: 585 South Boulevard E.
City, State, Zip: Pontiac, MI 48341

Tax ID: 075-03-0-010.00

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

