Karen Johnson Davidson County
Batch# 473662 DEEDWARR
09/11/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20200911-0103524

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2199TN

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/07/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of August, 2020.

Notary Public

Commission Expiration: 03/07/2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Donte Cleaves and Kuiana Cleaves 2011 Overby Rd. Nashville, TN 37207	**SAME AS NEW OWNER.**	071 08 0 092.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **Marcus Johnson, a single man and Vernelia Johnson, a single woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donte Cleaves and Kuiana Cleaves Husband and Wife** 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:

Property known as 2011 Overby Rd. Nashville, TN 37207, County of Davidson

Being the northerly 55 feet of Lot No. 208 on the plan of map of Section One, Joywood Heights, as the same appears of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed Vernelia Johnson, a single woman, and Marcus Johnson, a single man, by deed from Vernelia Johnson, a single woman dated 7/22/2015, recorded 8/3/2015 filed of record in Instrument No. 20150803-0076155, said Register's Office.

Tax Map and Parcel ID is as follows 071 08 0 092.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2011 Overby Rd., Nashville, TN 37207

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 unemcumbered, 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.

Witness my hand this 31st day of August, 2020.

Marcus Johnson

Vernelia Johnson

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2020, before me personally appeared **Marcus Johnson and Vernelia Johnson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of August, 2020.

Notary Public

Commission Expiration: 03/07/2023

LTE File No.: 20-2199TN

True Copy Certification

I, **Jessie Castleman**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessie Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Jessie Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
My Commission Expires:

SEAL

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021