WARRANTY DEED

Karen Johnson Davidson County
Batch# 478591 DEEDWARR
09/18/2020 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20200918-0107254

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Jeremy D. Kane	Wells Fargo Home Mortgage	159 02 0 049.00
(NAME)	(NAME)	
1200 Beddington Park	P.O. Box 51162	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Los Angeles CA 90051	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Arlene Vadnais Johnson* hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jeremy D. Kane and Tracy D. Kane, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: * unmarried

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hound's Run, of the record in the Book 6900, Page 167-171, Register's Office for said County

Said Lot No. 58, which is a corner lot, fronts 206.29 feet on the northerly margin of Beddington Park and fronts 267.61 feet on the westerly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.51 feet, and extends back 229.27 on the northerly line and 276.20 feet on the westerly line to the point of intersection.

Being the same property conveyed to David T. Johnson and spouse Arlene V. Johnson by Warranty Deed from Linn H. McCain and spouse, Catherine Dale McCain, dated 03/15/2007, and recorded 03/16/2007 of record in Deed Instrument 200703160032537, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce recorded in Docket No. 17D1655

Being the same property conveyed to Arlene Vadnais Johnson by Quitclaim Deed from David Taulman Johnson, dated March 12, 2019, and recorded 04/08/2019 of record in Deed Instrument 201904080031553, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1200 Beddington Park, Nashville, TN 37215

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of September, 2020.

Arlene Vadnais Johnson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arlene Vadnais Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of September, 2020.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

