Karen Johnson Davidson County
Batch# 479833 DEEDWARR
09/21/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20200921-0107883

This Instrument Prepared By: Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Henersonville, TN 37075 TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC Traci Sellers My Commission Expires November 8, 2021 STATE OF TENNESSEE	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater for this transfer is $359,900. Affiant Subscribed and sworn to before me, this 17th day of September, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Daniel C. Johnson 2401 Cloverdale Road Nashville, TN 37214	New Owner	095-11-0-036.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Zachary D. Greenfield and Stephanie M. Greenfield, husband and wife, collectively, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Daniel C. Johnson, single man, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Merry Oaks of record in Plat Book 1835, Page (s) 67 and 68, 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 Zachary D. Greenfield and Stephanie M. Greenfield, husband and wife by Warranty deed from Chris Hall, single of record in Instrument No. 20150320-0024227 Register's Office for Davidson County, Tennessee, dated March 18, 2015 and recorded on March 20, 2015.

Being also known as 2401 Cloverdale Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's successors, heirs, and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of September, 2020.

Zachary D. Greenfield

Stephanie M. Greenfield

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 17th day of September, 2020, before me personally appeared Zachary D. Greenfield and Stephanie M. Greenfield, 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 17th day of September, 2020.

Notary Signature

My commission expires:

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Certificate of Authenticity

I, Traci Sellers, 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 truce and correct copy of the original documents executed and authenticated according to law.

Traci Sellers
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Patti B Garner, a notary public for this county and state, Traci Sellers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti B Garner
Notary

My Commission Expires:
6/19/2023

PATTI B GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY