Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 482303 DEEDWARR
09/24/2020 10:41:32 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20200924-0109862

G-TAG-20-635

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark P. Loschiavo and Jill B. Loschiavo	New Owner	
(NAME)	(NAME)	**187-05-0A-111.00-CO**
635 Westcott Lane	534 Beaumont Circle	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	West Chester, PA 19380	
(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 consideration, the receipt of which is hereby acknowledged, **DAVID RONALD JOHNSON AND INDIRA DEBORAH JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK P. LOSCHIAVO AND JILL B. LOSCHIAVO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Final Plat of Burkitt Springs Phase One of record in Plat at Instrument No. 20140115-0004012, 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 David Ronald Johnson and Indira Deborah Johnson, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141119-0106710 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 19, 2014.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20140115-0004012, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140110-0002949, Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **635 Westcott Lane, Nolensville, Tennessee 37135**.

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), their heirs and 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), 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.

MARGARET MEANS executes this instrument on behalf of DAVID RONALD JOHNSON, pursuant to a Specific Power of Attorney, dated September 4, 2020 and of record in Instrument No. 20200924-0109861, in the Register's Office of Davidson County, Tennessee.

MARGARET MEANS executes this instrument on behalf of INDIRA DEBORAH JOHNSON, pursuant to a Specific Power of Attorney, dated September 4, 2020 and of record in Instrument No. 20200924-0109860, in the Register's Office of Davidson County, Tennessee.

Witness our hand(s) this the 23rd DAY OF SEPTEMBER, 2020.

David Ronald Johnson by
as Attorney in Fact
David Ronald Johnson By: Margaret Means, Attorney in Fact

Indira Deborah Johnson by
as Attorney in Fact
Indira Deborah Johnson By: Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID RONALD JOHNSON AND INDIRA DEBORAH JOHNSON, and who acknowledged she executed the same as the free act and deed of the said DAVID RONALD JOHNSON AND INDIRA DEBORAH JOHNSON.

Witness my hand and official seal, this the 23 of September, 2020.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212