THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29124	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2020. Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Lichtman and Susan Lichtman	owner	Karen Johnson Davidson County Batch# 487052 DEEDWARR 10/01/2020 09:47:37 AM 2 pgs Fees: $13.00 Taxes: $1,517.00 20201001-0113227	MAP 021-00-0
7144 Bidwell Road			PARCEL -354.00
Joelton, TN 37080			
(CITY) (STATE) (ZIP)	(CITY)		

FOR AND 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, **Keturah V. Blackshear, a single woman, and Linda V. Johnson and husband, Jeffery L. Johnson, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Lichtman and wife, Susan Lichtman**

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:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Final Plat of Faith Place of record in Plat Book 7900, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made together with the benefits of a driveway easement, referenced in the Deed recorded as Instrument 20180601-0052049 and in the Scrivener's Affidavit recorded as Instrument 20081231-0124073, said Register's Office.

Being the same property conveyed to Keturah V. Blackshear, a single woman, and Linda V. Johnson and Jeffery L. Johnson, Sr., wife and husband, as joint tenants with right of survivorship and not as tenants in common by Warranty deed from Keturah V. Blackshear, a single woman and Linda V. Johnson, a married woman and joined by her spouse, Jeffery L. Johnson, Sr., of record in Instrument No. 20100113-0003032 Register's Office for Davidson County, Tennessee, dated June 26, 2009 and recorded on January 13, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7144 Bidwell Road, Joelton, TN 37080.**

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 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 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 our hands this the ____ day of September, 2020.

Keturah V. Blackshear by Jeffery L Johnson Sr attorney in FACT
Keturah V. Blackshear by Jeffrey L. Johnson, Sr., attorney-in-fact

Linda V. Johnson By Jeffery L Johnson Sr attorney in FACT
Linda V. Johnson by Jeffrey L. Johnson, Sr., attorney-in-fact

Jeffery L Johnson Sr
Jeffery L. Johnson, Sr.

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 **Jeffrey L. Johnson, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Keturah V. Blackshear and Linda V. Johnson K**, as the their Attorney in Fact, as the free act and deed of the within named **Keturah V. Blackshear and Linda V. Johnson**

Witness my hand and official seal this the 25 day of September, 2020.

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

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 **Jeffery L. Johnson, Sr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25 day of September, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public