THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 501760 DEEDWARR
10/26/2020 03:15:16 PM 2 pgs
Fees: $13.00 Taxes: $1,489.25
20201026-0124053

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
William Johnson and Chelsea Johnson 920 Fairdale Court Nashville, TN 37221	Churchill Mortgage 1749 Mallory Lane, Ste. 100 Brentwood, TN 37027	141-05-0-A14-80-0CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Adam R. Despres and Holly Despres, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **William Johnson and Chelsea Johnson, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 148, on the Plan of Avondale Park, Phase 2, Section 2-B, of record in Instrument No. 20161103-0116517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kristie L. Bush, a single woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record on April 4, 2017, at Instrument No. 20170404-0032857, Davidson County Register of Deeds. Further being the same property conveyed to Adam R. Despres and Holly Despres, husband and wife, by Warranty Deed from Kristie L. Bush, unmarried, of record on April 9, 2019, at Instrument No. 20190409-0032176, Davidson County Register of Deeds.

This property is commonly known as 920 Fairdale Court, Nashville, TN 37221.
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 22 **day of October, 2020**:

Adam R. DesPres

Holly DesPres

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam R. DesPres** and **Holly DesPres,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of October, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$402,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22 DAY OF October, 2020:

Notary Public

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024