Karen Johnson Davidson County
Batch# 514324 DEEDWARR
11/12/2020 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20201112-0133020

#35847

20201688R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,200,~~000.00~~. Affiant Subscribed and sworn to before me, this the 2nd day of November, 2020. Notary Public My commission expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED #35847

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Walter Lee Johnston and Kristin Noel Johnston	New Owners	**117-10-0-045.00**
2307 Valley Brook Road	2307 Valley Brook Rd	
Nashville, TN 37215	Nashville, TN 37215	

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, WE,

Michael J. Kaminski and Dorothy Jean Kaminski, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter Lee Johnston and Kristin Noel Johnston, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 8 and Part of Lot No. 1 in Block No. 2 of the Plan of "Woodmont Estates", as of record in Book 974 Page 29, Register's Office for Davidson County, Tennessee, which property is more particularly described as follows:

Said Lot 8 and Part of Lot 1 front 185 feet upon the Southerly margin of Valley Brook Road, and described more fully as follows:

Beginning at a concrete corner post, same being the southeast corner of Lot 8, Block 2, of said plan, and running thence South 88 degrees 30 minutes West 180 feet to a concrete corner; thence, North 18 degrees 30 minutes West 244.3 feet to a stake in the South margin of Valley Brook Road; thence, with the Southerly margin of said Road on a 12 degrees curve to the left 125 feet to a stake being the Northeast corner of Lot No. 8 thence, continuing along the Southerly margin of Valley Brook Road 60 feet to a stake in the Southerly margin of said Road; thence, in a Southerly direction to a concrete corner post which is the Northwest corner of Lot No. 2 in Block No. 2 of said "Woodmont Estates"; thence, continuing South 1 degree East 170 feet to the point of beginning.

Being the same property conveyed to Michael J. Kaminski and wife, Dorothy Jean Kaminski by Warranty deed from Jane Houston Cecil, unmarried of record in Book 6380, page 735, Register's Office for Davidson County, Tennessee, dated September 12, 1984 and recorded on September 13, 1984.

Being the same property conveyed to Michael J Kaminski a 1/2 interest and Dorothy Jean Kaminski a 1/2 interest as tenants in common by Quitclaim deed from Michael J. Kaminski and Dorothy Jean Kaminski of record in Instrument No. 20040629-0077074 Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on June 29, 2004.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (_) property known as 2307 Valley Brook Road, Nashville, TN 37215.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 2nd day of November, 2020:

Michael J. Kaminski

Dorothy Jean Kaminski

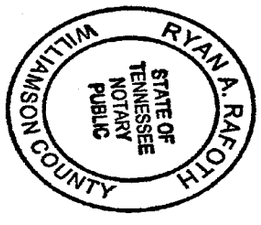
STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Michael J. Kaminski and Dorothy Jean Kaminski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 2nd day of November, 2020.

My Commission Expires: 5/18/24

Notary Public



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

