Karen Johnson Davidson County
Batch# 518648 DEEDWARR
11/19/2020 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $969.03
20201119-0136356

LEVI DUNAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 7, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $261,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of November, 2020.

NOTARY PUBLIC

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kurt A. Johansson and Natalie B. Johansson (NAME)	Kurt & Natalie Johansson (NAME)	06412001600
4800 Cascade Drive (ADDRESS)	3003 Boxbury Lane (ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jennifer L. Haden,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kurt A. Johansson and Natalie B. Johansson, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:
BEING all of Lot No. 286, on the Plan of Section Four, Sherwood Forest, as shown by plat appearing of record in Plat Book 4460, page I82-183, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jennifer L. Haden by Deed from Oley, Inc., a Tennessee Corporation, dated December 6, 2019, of Record in Instrument Number 20191213-012867.

This property is __unimproved _x_improved property known as: 4800 Cascade Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of November, 2020.

Jennifer L. Haden

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer L. Haden, the herein bargainor, 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 and official seal, this the 16th day of November, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

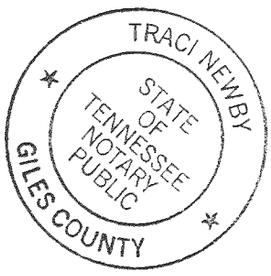
I, Levi Dunagan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

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



Notary Public
My Commission Expires: 05/22/2023