**Prepared By ~~& Return To:~~**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0183

Karen Johnson Davidson County
Batch# 519537 **DEEDWARR**
11/20/2020 01:02:15 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20201120-0136891

STATE OF TENNESSEE
COUNTY OF SUMNER

$550,000

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of November, 2020

Notary Public

Commission Expires:

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

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Thomas C. Johnson<br>3735 Cedarwood Drive<br>Nashville, TN 37216 | new owners | 006209002000 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Gary W. Temple, Executor of the Sue Howell Estate**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Thomas C. Johnson and Melissa J. Johnson, Husband and Wife**

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. 21 on the Map of Riverwood Subdivision of record in Plat Book 547, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

BEING the same property conveyed to Sue S. Howell, unmarried by Warranty Deed from James C. Arnold and wife, Betty A. Arnold, dated 9/09/88 and filed for record on 9/14/88 in Record Book 7652, Page 341, in the Register's Office for Davidson County, Tennessee. Sue S. Howell died 11/03/19. Gary W. Temple appointed as Executor for the Estate in Docket No. 19P2138 in the Probate Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3735 Cedarwood Drive Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-20-3735

Dated this the 17th day of November, 2020.

Estate of Sue S. Howell

By: _____
Gary W. Temple, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple, Executor of Estate of Sue S. Howell** 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 at Hendersonville, Tennessee this 17th day of November, 2020.

_____
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024