WARRANTY DEED

Karen Johnson Davidson County
Batch# 522209 DEEDWARR
11/30/2020 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $836.20
20201130-0139081

A-EXIT-20-3023-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL) NEMONIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tonya Renee Jackson	**New Owner**	
(NAME)	(NAME)	**141-06-0D-012.00-CO**
3023 Harpeth Springs Drive	at property address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARGARET LYNN BOAZ, SINGLE AND CAROL ROLFE JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TONYA RENEE JACKSON, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to Margaret Lynn Boaz, an unmarried person and Carol Rolfe Johnson, an unmarried person by Warranty deed from Benhamin M. Stennis and Gretchen Stennis, husband and wife of record in Instrument No. 20120601-0047515 Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on June 01, 2012.

**For the purpose of this conveyance the subject property was never Carole Rolfe Johnson's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Area of record in Instrument Number 20030303-0017398, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument Number 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- All matters shown on Boundary Plan in Instrument No. 20020709-0082561
- Easement(s) for rights granted to Nashville Chattanooga & St. Louis Railway of record in Book 1298, Page 244, in the aforesaid Register's Office.
- Easement(s) for Harpeth Valley Utility District for Williamson and Davidson Counties of record in Book 7601, Page 415, in the aforesaid Register's Office.
- Easement(s) for Storm Water Detention Agreement of record as Instrument No. 20021217-0155374 and 20031106-013291, in the aforesaid Register's Office.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3023 Harpeth Springs Drive, Nashville, Tennessee 37221**.

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 hand(s) this the 20th DAY OF NOVEMBER, 2020.

Margaret Lynn Boaz
Margaret Lynn Boaz

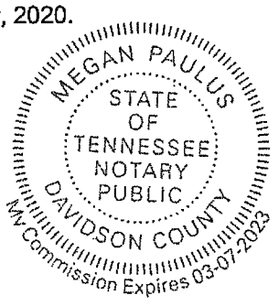
Carol Rolfe Johnson, by Margaret Lynn Boaz, as Attorney-in-Fact
Carol Rolfe Johnson by Margaret Lynn Boaz, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET LYNN BOAZ, the within named 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 20th of November, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

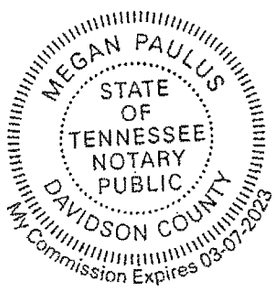


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET LYNN BOAZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROL ROLFE JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROL ROLFE JOHNSON.

Witness my hand and official seal, this the 20th of November, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022