Name and Address of New Owner:
Charles Leon Johnson and Marilee Sue Johnson
130 Brighton Close
Nashville, TN 37205
Send Tax Bills To:
Charles Leon Johnson and Marilee Sue Johnson
130 Brighton Close
Nashville, TN 37205
This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 538228 DEEDWARR
12/18/2020 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20201218-0150292

Map & Parcel No: 104-13-0F-130.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **of CASSANDRA G. DICKSON REVOCABLE TRUST, ROY S DICKSON, JR and CASSANDRA G. DICKSON CO-TRUSTEES**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Leon Johnson and Marilee Sue Johnson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County. Tennessee, being Lot 130, BRIGHTON CLOSE, PHASE II, as shown on plat of record in Plat Book 9700, Page 695, in the Registers Office. Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CASSANDRA G. DICKSON REVOCABLE TRUST, ROY S. DICKSON, JR and CASSANDRA G. DICKSON CO-TRUSTEES by Deed dated July 20, 2007 from Roy S. Dickson and wife, Cassandra G. Dickson, recorded August 13, 2009, in Instrument Number 20070913-0096567, in the Official Records of Davidson County, Tennessee. Deed of Correction to correct vesting, dated August 8, 2009 and recorded September 4, 2009, of record in Instrument No. 20090904-0083390, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2020.

CASSANDRA G. DICKSON REVOCABLE TRUST

_____(SEAL),
By: ROY S DICKSON, JR CO-TRUSTEE

_____(SEAL),
By: CASSANDRA G. DICKSON CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF Sumner

On this 10th day of December, 2020, before me personally appeared ROY S DICKSON, JR and CASSANDRA G. DICKSON, with whom I am personally acqainted or proved to me upon the basis of satisfactory evidence, and who upon oath, acknowledged such persons to be the CO-TRUSTEES of the CASSANDRA G. DICKSON REVOCABLE TRUST, the within named bargainor and that ROY S DICKSON, JR and CASSANDRA G. DICKSON as CO-TRUSTEES executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed for the purposes therein contained by singing the name of the Trust as its Co-Trustees.

Witness my hand, at office, this 10th day of December, 2020.

_____
Notary/Signature
My commission expires: 3-17-2024

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $925,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of December, 2020.

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

Notary Public
My commission expires: 3·17·2024
File No. 202067PS

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY