Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 542797 **DEEDWARR**
12/28/2020 12:37:07 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20201228-0153573

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of December, 2020.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Graham Johnson 150 Delvin Drive Antioch, TN 37013	New Owner	162-06-0 336.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL A. SKEEN AND DELORES J. SKEEN, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **GRAHAM JOHNSON AND LEAH JOHNSON, HUSBAND AND WIFE, AND GLORIA ANN JOHNSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Bess Estates, Section 1, of record in Book 4460, page 154, Register's Office for said County.

Said Lot No. 20, which is a corner lot, fronts 116.38 feet on the easterly margin of Delvin Drive and fronts 55.00 feet on the southerly margin of Ocala Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 127.00 feet on the easterly line and 69.96 feet on the northerly line to a point of intersection.

Being the same property conveyed to Michael A. Skeen et ux Delores J. Skeen, by deed from James M. Lawrence and wife, Betty H. Lawrence, dated 03/04/1977, of record in Book 5125, page 532, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 150 Delvin Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Work

MAS

Witness my hand this the 22nd day of December, 2020.

Michael A. Skeen

Delores J. Skeen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael A. Skeen and Delores J. Skeen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2020.

My commission expires: 9-6-22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BENJAMIN SEAMON