Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 554903 DEEDWARR
01/15/2021 09:36:22 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20210115-0006991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$379,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 6, 2022
(AFFIX SEAL)

TAMRA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Troy Johnson 600 Huntington Parkway Nashville, TN 37211	**New Owner**	161-10-0-013.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **William Simmons and Tanya Simmons, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Troy Johnson, an unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section One, Huntington Park, of record in Book 4175, Page 10, Register's Office for said County.

Being the same property conveyed to John E. Carothers and wife, Gladys O. Carothers by Warranty Deed from Carl J. Beard and wife, Irene Beard, dated 06/22/1979 and recorded 06/26/1979, of record in Book 5456, Page 77, Register's Office for Davidson County, Tennessee.

The said John E. Carothers died, leaving the said Gladys O. Carothers the sole surviving tenant by the entirety.

Being the same property conveyed to William Simmons and Tanya Simmons, husband and wife, by Warranty Deed from Gladys O. Carothers, unmarried, dated 08/07/2020 and recorded 08/10/2020, of record in Instrument 202008100088641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 600 Huntington Parkway, Nashville, TN 37211

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 do 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 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 our hand(s) this the 14th day of January, 2021.

William Simmons

Tanya Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Simmons and Tanya Simmons with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of January, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

State of Tennessee Notary Public