Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Melissa Rhea Johnson
Affiant

Subscribed and sworn to before me this 24th day of February, 2021.

Notary Public
My commission expires: 2/13/2023

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 579172 DEEDWARR
02/26/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210226-0024396

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Melissa Rhea Johnson | InterLinc Mortgage Services, LLC | 147-10-0-293 |
| 517 Adamwood Drive | 5875 North Sam Houston Pkwy W, Ste 300 | |
| Nashville, TN 37211 | Houston, TX 77086 | |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brandon M. Albright and wife, Ashlee A. Albright,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Melissa Rhea Johnson, an unmarried woman and Jackson Cole Milam, an unmarried man, as Joint Tenants with Right of Survivorship,**hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26, Section Two, Parkview Estates, as shown on plat of record in Plat Book 3700 Page 87, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon M. Albright and wife, Ashlee A. Albright by deed from Simone Sarkisov and wife, Tatyana Sarkisov of record in Instrument No. 20130613-0060423, Register's Office for Davidson County, Tennessee, and dated June 12, 2013.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Parkview Estates of record in Plat Book 3700 Page 87 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 4094, Page 686 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 517 Adamwood Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of February, 2021.

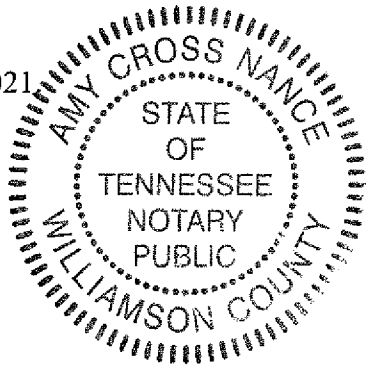
Brandon M. Albright

Ashlee A. Albright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of February, 2021, before me personally appeared Brandon M Albright and Ashlee A Albright, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of February, 2021.




Notary Signature
My commission expires: 2/12/23

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY