Karen Johnson Davidson County
Batch# 581592 DEEDWARR
03/02/2021 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20210302-0026652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Kelly Hayle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

O-SB-RF-21-002241

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)
Kurtis Dean Johnston and Amanda L. Haley Johnston	Acopia	
(NAME)	(NAME)	098-13-0C-153.00-CO
2241 Seven Points Circle	306 Northcreek Blvd #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville TN 37072	
(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, **JAYNE K. LINK, A SINGLE WOMAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KURTIS DEAN JOHNSTON AND AMANDA L. HALEY JOHNSTON, HUSBAND AND WIFE,** 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 Lot No. 50 on the Plan of Section 2B, The Meadows of Seven Points, RS 15 Cluster Lot Subdivision of record in Plat at Instrument No. 20050727-0087624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shelby L. Link and wife, Jayne K. Link by Warranty deed from Frank Batson Homes, Inc of record in Instrument No. 20060327-0034419 Register's Office for Davidson County, Tennessee, dated March 22, 2006 and recorded on March 27, 2006. Shelby L. Link having since died on August 11, 2013, leaving Jayne K. Link as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050727-0087624, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Deed for common area to The Meadows of Seven Points Homeowner's Association, Inc., of record in Instrument Number 20090107-0001612 and in Instrument No. 20150414-0032770, in the Register's Office for Davidson County, Tennessee.
- Charter of The Meadows of Seven Points Homeowner's Association, Inc., of record in Instrument Number 20000322-0028986, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11681, Page 411 and Instrument No. 200106260067703, in the Register's Office for Davidson County, Tennessee.
- Access and Maintenance Agreement of record in Book 11738, Page 776, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2241 Seven Points Circle, Hermitage, Tennessee 37076**.

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 26th DAY OF FEBRUARY, 2021.

Jayne K. Link by Brian Mitchell
Attorney in Fact

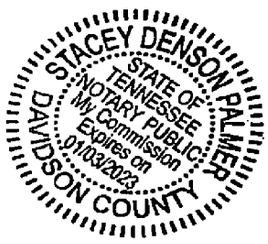
Jayne K. Link, by her attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, 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 JAYNE K. LINK, and who acknowledged he/she/they executed the same as the free act and deed of the said JAYNE K. LINK. This Instrument was executed on behalf of Jayne K. Link , by Brian Mitchell pursuant to the Power of Attorney executed by Jayne K. Link on February 25, 2021, of record in Instrument Number 202103020026651, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 26th of February, 2021.

Stacey Denson Palmer
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Trudy Milliken, 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 law.

Signature

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY