WARRANTY DEED

Karen Johnson Davidson County
Batch# 583830 DEEDWARR
03/04/2021 09:13:00 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210304-0028037

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$330,000.00**

Affiant

Subscribed and sworn to before me this 3rd day of March, 2021.

Notary Public
My Commission expires: 10/2/23
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
		108-15-0A-025.00 CO
240 Woodmaker Court	**240 Woodmaker Court**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Robert R. Aggen and Christy L. Aggen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory M. Johnson and Aileen M. Newell, married, tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 108-15-0A-025.00 CO

Situated in Davidson County, Tennessee: Being Lot 25, as shown on the map entitled Piercy Priest Woods Subdivision Revision of Cheswicke Park PUD, of record in Plat Book 9700, Page 384, Register's Office for Davidson County, Tennessee.

Subject to all Easements, Covenants, Conditions, Reservations, Leases and Restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants

in possession, and all real estate taxes and assessments not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (_ X__) unimproved (___) 240 Woodmaker Court, Nashville, TN 37214

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 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 does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd, day of March, 2021.

Robert R. Aggen
GRANTOR

Christy L. Aggen
GRANTOR

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, a Notary Public in and for said County and State, Robert R. Aggen and Christy L. Aggen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 3rd day of March, 2021.

My commission expires 12-17-24

Notary Public

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024