Karen Johnson Davidson County
Batch# 588523 **DEEDWARR**
03/10/2021 09:28:37 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20210310-0031232

WARRANTY DEED

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen Long	new owner	147-14-0-004.00
(NAME)	(NAME)	
5124 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Daniel T. Johnston and Courtney Nunnally Johnston, formerly known as Courtney Nunnally, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Long, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 105 on the plan of Candlestick Farms, Section One, and of record in Plat Book 3300, page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 105 fronts 90.0 feet on the southeasterly margin of Edmonson Pike and extends back 167.0 feet on the northeasterly line and 152.1 feet on the southwesterly line to a broken line in the rear.

Being the same property conveyed to Daniel T. Johnston, an unmarried man and Courtney Nunnally, a single woman, by Warranty Deed from Kyle Manner, unmarried and Jessica Manner, unmarried, dated December 5, 2016, of record in Instrument No. 20161213-0130307, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5124 Edmondson Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Plat Book 3300, page 56; restrictions of record in Book 3375, page 391; all of record in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # NA-98VMES-21-5124

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 hands this 5th day of March, 2021.

Daniel T. Johnston

Courtney Nunnally Johnston

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel T. Johnston and Courtney Nunnally Johnston, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of March, 2021.

Notary Public
My Commission Expires: _____

File No.: 33822

