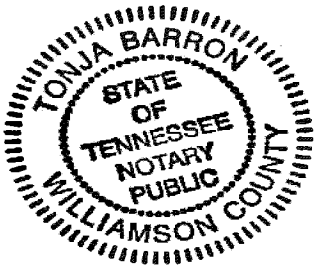
Karen Johnson Davidson County
Batch# 603366 DEEDWARR
03/31/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210331-0042222



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $220,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of March, 2021.

NOTARY PUBLIC

My commission expires: 10/12/24

1122454

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Seniuk	Fairway Independent Mortgage	021-065.00
(NAME)	(NAME)	
6463 Old Clarksville Pike	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Carrollton, TX 75007	

Warranty Deed

For and in Consideration of the sum of $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, we, **Brittany N. Johnston and Christopher Johnston, wife and husband,** hereinafter called the **GRANTOR(S)**, have bargained and sold, and by these presents do transfer and convey unto **Michael Seniuk , a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at an iron pin in the South margin of Clarksville Highway, being the northeast corner of Denton Binkley property and northwest corner of property herein conveyed; thence South 79 degrees 25 minutes East 60 feet to an iron pin; thence with the center of Old Clarksville Highway, South 51 degrees 58 minutes East 149.5 feet to an iron pin; thence South 1 degree 45 minutes East 412.5 feet to the point of beginning, containing 1.54 acres.

Being the same property conveyed to Brittany N. Felts by deed from Danny Nelson Felts and Ricky Lee Felts and the Estate of Dora Lee Felts, by Ricky Lee Felts, Executor of record in Instrument No. 20140331-0026360, said Register's Office.

Brittany N. Felts having since married and is now known as Brittny N. Johnston.

This property is __unimproved _X_improved property known as: 6463 Old Clarksville Pike, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of March, 2021.

Brittany N. Johnston

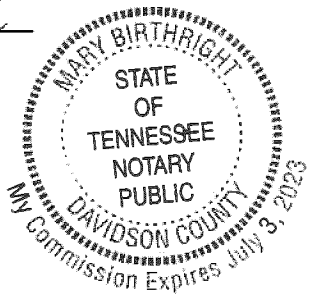
Christopher Johnston

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittany N. Johnston and Christopher Johnston, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

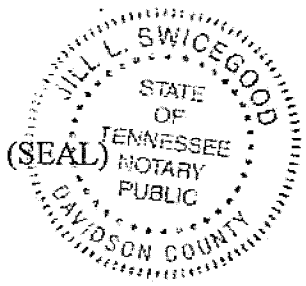
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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