Karen Johnson Davidson County
Batch# 605931 DEEDWARR
04/05/2021 10:00:40 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210405-0043692

# WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$300,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|1st DAY OF April,2021

|NOTARY PUBLIC: My Commission Expires
|MY COMMISSION EXPIRES:
| (AFFIX SEAL) January 23, 2023

JAMES C SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 097 |
|---|---|---|
| Sun H Johns | Southern Bank of Tennessee | GROUP 02 0A |
| 2520 River Trail Drive | 1499 N Mt Juliet Road | PARCEL 342.00 |
| Hermitage, Tennessee 37076 | Mt Juliet, Tn 37122 | |

For and in 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,

**Brett W. Johns, a single man**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Sun H Johns, an unmarried woman**

Hereinafter called the grantees, their 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. 342 on the plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument No. 20130702-0068170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

Being the same property conveyed to Brett W. Johns, a married man, by Warranty Deed from Christopher H. Harmon and Angela L. Harmon, husband and wife, dated December 29, 2015 and filed for record in Instrument No. 20160106-0001253, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2520 River Trail Drive, Hermitage, Tennessee 37076**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 1st day of April, 2021.

Brett W. Johns

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brett W. Johns, with whom I am personally acquainted, (or who 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, at office, this 1st day of April, 2021.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027