Karen Johnson Davidson County
Batch# 608179 DEEDWARR
04/06/2021 02:07:56 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210406-0045105

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Autumn Faughn and Matthew Dwyer | new owners | Parcel ID: 136 05 0A 130.00 |
| (NAME) | (NAME) | |
| 3316 Tinney Place | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph W. Johnson and wife, Deborah J. Johnson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Autumn Faughn and Matthew Dwyer, wife and husband,** 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. 91, on the Plan of The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Five, of record in Instrument No. 20040325-0033733, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Johnson and wife, Deborah J. Johnson by Quitclaim Deed from Joseph W. Johnson and wife, Deborah J. Schrock now Johnson, married, of record in Instrument No. 20091202-0110131, Register's Office for Davidson County, Tennessee, dated November 20, 2009, recorded December 02, 2009.

Being the same property conveyed to Joseph W. Johnson, Unmarried, Deborah J. Schrock, Unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040721-0087550, Register's Office for Davidson County, Tennessee, dated July 16, 2004, recorded July 21, 2004.



Return to:
Foundation Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
DM-SB-LTN-21-3316

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3316 Tinney Place, Nashville, TN 37217

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 31st day of March, 2021

Joseph W. Johnson

Deborah J. Johnson

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph W. Johnson and wife, Deborah J. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~1st~~ 31st day of ~~April~~ March, 2021.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024