This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 611065 DEEDWARR
04/08/2021 02:44:30 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20210408-0047160

WARRANTY DEED

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, I, **JONATHAN L. YOUNG**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M JOHNSON, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT NO. 17, ON THE PUD BOUNDARY & FINAL PLAT OF PHASE 1, WATERCREST TOWNHOMES, OF RECORD IN PLAT BOOK 8250, PAGE 888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JONATHAN L. YOUNG BY AFFIDAVIT OF HEIRSHIP FROM DAVID L. PETTUS, DATED NOVEMBER 24, 2020, OF RECORD IN INSTRUMENT NO. 20210104-0000377, AND AFFIDAVIT OF HEIRSHIP FROM DAVID L. PETTUS DATED _____, OF RECORD IN INSTRUMENT NO. 202104080047158, **AND AFFIDAVIT OF HEIRSHIP FROM DAVID L. PETTUS DATED _____, OF RECORD IN INSTRUMENT NO.** 202104080047159, **IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

FURTHER BEING THE SAME PROPERTY CONVEYED UNTO DAVID L. PETTUS BY DEED FROM ROBERT L. COX, DATED AUGUST 30, 2010, OF RECORD IN INSTRUMENT NO. 20100831-0069264, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 3405 OLD ANDERSON RD #132, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5 day of April, 2021.

JONATHAN L. YOUNG

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JONATHAN L. YOUNG**, the within named bargainors, 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 for the purposes therein contained.

DONE at offices in Clarksville (City), TN, on this the 5 day of April, 2021.

NOTARY PUBLIC
My commission expires: 09/16/2021

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

STATE OF TN
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00.

Cherie Young
Affiant

Subscribed and sworn to before me, this the 6th day of April, 2021.

NOTARY PUBLIC
My commission expires: 12/21/24

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address New Owner(s) as follows:
JAMES M JOHNSON
3405 OLD ANDERSON RD #132
ANTIOCH, TN 37013

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 136 15 0A 017.00

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY