Karen Johnson Davidson County
Batch# 614086 DEEDWARR
04/13/2021 02:24:40 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20210413-0049281

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is ~~$590,000.00~~ $585,000.00

Affiant

Subscribed and Sworn before me this 8th day of April, 2021.

Briana Gage
Notary Public
My commission expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jason W. Fischer and Ursula L. Norris 333 Woodycrest Avenue, Nashville, TN 37210	new owners	105-12-0C-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stefen L. Johnson and Mary C. Johnson, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ursula L. Norris and Jason W. Fischer, wife and husband** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A, Woodycrest Avenue Residencies, as shown in the Declaration of Covenants, Conditions and Restrictions for Woodycrest Avenue Residencies, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171017-0106158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Griffith and Fay Construction, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael P. Fay of record in Instrument No. 20171017-0106158 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 17, 2017. (Value or consideration as shown in aforementioned deed $255,000.00.)

Being the same property conveyed to Stefen L Johnson and Mary C Johnson, husband and wife by Warranty deed from Griffith and Fay Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20190409-0032151 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 09, 2019. (Value of consideration shown in aforementioned deed $489,000.00.) Being also known as 333 Woodycrest Avenue A Nashville, Tennessee 37210.

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BVRES-21333

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2021

Stefen L. Johnson

Mary C. Johnson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Stefen L. Johnson and Mary C. Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 8 day of April, 2021.

Notary

My commission expires: 01-03-22

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON