Karen Johnson Davidson County
Batch# 639004 DEEDWARR
05/18/2021 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210518-0067247

STATE OF ~~Tennessee~~ CA Nevada
COUNTY OF ~~Sumner~~ CA Clark

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Tyree Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ CG 13. day of May, 2021.

Chelcie Gary
Notary Public
MY COMMISSION EXPIRES: 08/18/2021
File No. 21-12580

CHELCIE GARY
Notary Public, State of Nevada
Appointment No. 20-8179-01
My Appt. Expires Aug 18, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sarah E. Eason (NAME)	American Pacific Mortgage Corporation and/or Warehouse Lenders (NAME)	34-14-66.00
1404 Bain Drive (STREET ADDRESS)	3000 Lava Ridge Court, Ste 200 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Roseville, CA 95661 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Tyree Johnson, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah E. Eason, 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, TN, Being Lot No. 51 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tyree Johnson, unmarried by Warranty Deed dated February 25, 2004 from Melvin Wyatt and wife Linda G. Wyatt, recorded March 2, 2004, in Instrument Number 20040302-0023326, Register's Office for Davidson County, Tennessee.

The property being conveyed herein is not the marital residence of the Grantor and/or his spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restriction in Book 3405, Page 286, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, page 74, Register's Office for Davidson County, Tennessee.

3. Easement Deed by Court order to Qwest Communications International Inc, etal of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1404 Bain Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this ~~14th~~ 13 CG day of May, 2021.

Tyree Johnson

Tyree Johnson

STATE OF Nevada
COUNTY OF Clark

On this ~~14th~~ 13 CG day of May, 2021, before me personally appeared Tyree Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~14th~~ 13 CG day of May, 2021.

Notary Signature
My commission expires: 08/18/2021

CHELCIE GARY
Notary Public, State of Nevada
Appointment No. 20-8179-01
My Appt. Expires Aug 18, 2021

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024