WARRANTY DEED

Karen Johnson Davidson County
Batch# 652585 DEEDWARR
06/09/2021 11:28:50 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20210609-0077417

MST 2021-1034

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Molly Sputtiaglia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2021

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Babij and Jenny L. Mark-Babij	NEW OWNER	171-08-0A-026.00
(NAME)	(NAME)	
1024 Beech Tree Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kendall O. Johnson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher J Babij and Jenny L Mark-Babij, Trustees of the Babij Family Trust dated January 10, 2013, and any amendments thereto** 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. 34 on the Plan of Cottonport Plantation, Phase II of record in Plat Book 6900, Page 950, 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 the same property conveyed to Kendall O. Johnson by Warranty deed from William M. Laveroni and wife, Patricia A. Laveroni of record in Instrument No. 20020620-0074656 Register's Office for Davidson County, Tennessee, dated June 19, 2002 and recorded on June 20, 2002.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 950, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7637, Page 925, and Book 8313, Page 932, Book 7138, Page 365, Register's Office for Davidson County, Tennessee. By-Laws of Cottonport Plantation of record in Book 7637, Page 966, as amended in Book 10775, page 37, in the Register's Office for Davidson County, Tennessee. Charter of Cottonport Plantation Homeowner's Association of record in Book 7621, Page 600 amended in Book 7981, page 971, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7430, Page 784, Book 7565, Page 57, Book 7824, Page 254, and Book 7897, page 576, Book 7897, Page 578, in the Register's Office for Davidson County, Tennessee. Agreement of record in Book 7350, Page 137, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 8486, Page 332, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 8486, Page 336, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1024 Beech Tree Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 8th DAY OF JUNE, 2021.

Kendall O. Johnson, his attorney in fact

Kendall O. Johnson by Yvette Meldrum my Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Kendall O. Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Kendall O. Johnson, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 8th day of June, 2021.

Notary Public

My Commission Expires: 4/24/23

