Karen Johnson Davidson County
Batch# 653324 DEEDWARR
06/09/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20210609-0077927

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2021.

Notary Public

My commission expires:

(Notary Stamp)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Benjamin Edward Johnson and Claudia Kay Johnson, and Edward Franklin Johnson	NEW OWNERS	**052-05-0-258.00**
6760 IDLEWILD DRIVE	6760 IDLEWILD DRIVE	
MADISON, TN 37115	MADISON, TN 37115	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Christopher Justin Lee, unmarried man

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Benjamin Johnson, a single man

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sanford Manor of record in Plat Book 6900, Page 63, 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 Ian S. Osborne, an unmarried man by Warranty deed from Ronald C. Smith and Linda W. Smith, husband and wife of record in Instrument No. 20070622-0074756 Register's Office for Davidson County. Tennessee, dated June 19, 2007 and recorded on June 22, 2007.

Being the same property conveyed to Robert E. Lee, a married man by Quitclaim deed from Ian S. Osborne, an unmarried man of record in Instrument No. 20190820-0083524 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 20, 2019.

SP 11/2015

Being the same property conveyed to Christopher Justin Lee, unmarried man by Warranty deed from Robert E. lee, a married man of record in Instrument No. 20200319-0030429 Register's Office for Davidson County, Tennessee, dated March 18, 2020 and recorded on March 19, 2020.

This is **improved** property known as **876 Idlewild Dr., Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of May, 2021.

Christopher Justin Lee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher Justin Lee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 20th day of May, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 21-000279A-525

SP 11/2015

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024