Karen Johnson Davidson County
Batch# 656005 DEEDWARR
06/14/2021 01:22:43 PM 2 pgs
Fees: $13.00 Taxes: $1,141.45
20210614-0079878

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1356

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristina R. Johnson, unmarried and Joshua W. Johnson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Camerina Mendez Aguilar and David Castro Navarrete, wife and husband**, hereinafter called the **Grantee**, Grantee's 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. 242 on the Plan of Old Hickory Hills, Phase Two-Section Three of record in Plat at Instrument No. 20040420-0044507, as Corrected by Surveyors Certificates of Corrections in Instrument No. 20041021-0126628, 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 Kristina R. Johnson and Joshua W. Johnson, wife and husband by Warranty deed from Jennifer Bishop, married of record in Instrument No. 20160523-0051522 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 23, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 7221 Legacy Drive, Antioch, TN 37013.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Camerina Mendez Aguilar<br>David Castro Navarrete<br>7221 Legacy Drive<br>Antioch, TN 37013 | CMG Mortgage, Inc.<br><br>3160 Crow Canyon Road, Ste 400<br>San Ramon, CA 94583 | 082-06-0A-232.00 |

**WITNESS THE EXECUTION HEREOF** this 10th day of June, 2021.

**Kristina R. Johnson**

**Joshua W. Johnson**

**State of Tennessee )**
**County of Davidson )**

On this 10th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kristina R. Johnson and Joshua W. Johnson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 308,500.00.**

Affiant

Sworn and subscribed before me on this the 10th day of June, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON