Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535164

Karen Johnson Davidson County
Batch# 665166 **DEEDWARR**
06/25/2021 01:15:06 PM 2 pgs
Fees: $13.00 Taxes: $11,470.00

20210625-0086621

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,100,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2021.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy P. Johnson and Hilary R. Johnson 4515 Yancey Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 16 0 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Manning and April Manning, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy P. Johnson and Hilary R. Johnson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Yancey Subdivision, as of record in Book 2330, Page 18, Register's Office for said County.

Being the same property conveyed to Brian Manning and April Manning, husband and wife by Warranty Deed from JWMJ Lead, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20170222-0017855, in the Register's Office of Hamilton County, Tennessee, dated February 17, 2017 and recorded on February 22, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of YANCEY DRIVE, as recorded in Plat Book 2330, Page(s) 18.

This is improved property located at 4515 Yancey Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2021.

Brian Manning

April Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Manning and April Manning, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2021.

Notary Public

My Commission Expires:

