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BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 675443 DEEDWARR
07/13/2021 09:19:07 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210713-0093759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF July,2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-14-2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Griffin Douglas Johnson 516 Fairhaven Court Nashville, Tn 37211	Fifth Bank 211 Columbia Ave Franklin TN 37064	GROUP 10 0B PARCEL 097.00

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 hereby acknowledged, we,

Nanette J. Gould, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Griffin Douglas Johnson and Angela Temperance Johnson, husband and wife

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. 288, Phase Six, Second Revision, Villages of Brentwood plan of record in Plat Book 6900, page 316, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nanette J. Watson by Warranty Deed from Scott T. Watson and wife, Maury J. Watson, dated November 27, 2000 and filed of record in Instrument No. 20001201-0118020, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **516 Fairhaven Court, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 8th day of July, 2021.

Nanette J. Gould

STATE OF ~~Tennessee~~ Arizona
COUNTY OF ~~Davidson~~ Yavapai

Personally appeared before me, Nanette J. Gould, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2021.

NOTARY PUBLIC

My Commission Expires:

WENDY FARIVAR
Notary Public - State of Arizona
YAVAPAI COUNTY
Commission # 595806
Expires January 06, 2025

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027