Karen Johnson Davidson County
Batch# 684445 DEEDWARR
07/27/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20210727-0100665

WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer L. Johnson	New Owner	Map & Parcel 026 01-0 106.00
(NAME)	(NAME)	
124 Two Mile Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Matt Arnett, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jennifer L. Johnson, unmarried, 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. 2, on the Plan of Bobby J. Goad, Sr. Property, of record in Instrument No. 20121126-0107770, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Matt Arnett by deed from Arnett Built, LLC of record in Instrument No 20190107-0001458, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Instrument No. 20121126-0107770, Register's Office, Davidson County, Tennessee.

Subject to Charter Right of Way for CSX Railroad Drainage Easement shown on The Department of Transportation, Long Hollow Pike Plans, dated 1975 of record in Book 11460, Page 596, said Register's Office.

Subject to Easement Deed by Court Order in Settlement of Landowner Action-Lightnet Lines of record in Instrument No. 20140114-0003779, said Register's Office.

The subject property is not the marital residence of the grantor nor the grantor's spouse.

unimproved ☐

This is improved ☑ property, known as 124 Two Mile Pike, Goodlettsville, TN 37072
(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 hand this 16th day of July, 2021.

Matt Arnett

STATE OF TENNESSEE

COUNTY OF Robertson

On this 16th day of July, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matt Arnett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,



I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 16, 2021 (date of document).

Brian Mitchell

Affiant Signature

July 16, 2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of July, 2021.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/25/2025
DAVIDSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 05/25/2025