Karen Johnson Davidson County
Batch# 693474 DEEDWARR
08/09/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20210809-0107064

WARRANTY DEED

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 02-01-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-061321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erika Frazier and Marcus Frazier	Erika Frazier and Marcus Frazier	
(NAME)	(NAME)	
5361 Granny White Pike	5361 Granny White Pike	145-14-0-015.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION AND NO/100 DOLLARS ($1,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARILYN W. JOHNSON, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIKA FRAZIER AND MARCUS FRAZIER, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Page 66, 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 Joseph W. Johnson and wife, Ann M. Johnson by Warranty Deed from Haury & Smith Contractors, Inc. of record in Book 4317, Page 841, Register's Office for Davidson County, Tennessee, dated June 26, 1969 and recorded on July 07, 1969.
The said Joseph W. Johnson having since died on December 27, 1982 predeceasing Ann M. Johnson.
The said Ann M. Johnson having since died on August 22, 1990 leaving a Will of record in Will Book 172, Page 75, Probate Court Clerk's Office, devising subject property to Joseph W. Johnson, Jr.
Further, being the same property conveyed to Abby R. Rubenfeld, Trustee by Quitclaim Deed from Joseph W. Johnson, Jr., for the express purpose of creating an undivided one-half interest Joint Tenancy with Rights of Survivorship and not as tenants in common in Joseph W. Johnson, Jr. and wife, Marilyn E. Johnson of record in Book 8261, Page 14, Register's Office for Davidson County, Tennessee, dated December 19, 1990 and recorded on December 20, 1990. Within the same deed the said Abby R. Rubenfeld, Trustee conveyed her interest in the subject property to Joseph W. Johnson, Jr. and wife, Marilyn E. Johnson as Joint Tenants with Rights of Survivorship. Further, being the same property conveyed to Joseph W. Johnson and Marilyn W. Johnson, Trustees, and their Successors in Trust, of The Joseph W. Johnson and Marilyn W. Johnson Revocable Living Trust by Quitclaim deed from Joseph W. Johnson and Wife, Marilyn W. Johnson of record in Book 11469, Page 742, Register's Office for Davidson County, Tennessee, dated April 16, 1999 and recorded on May 07, 1999. And further, being the same property conveyed to Joseph W. Johnson and wife, Marilyn W. Johnson by Quitclaim deed from Joseph W. Johnson and Marilyn W. Johnson, Trustees of The Joseph W. Johnson and Marilyn W. Johnson Revocable Living Trust of record in Instrument No. 20060328-0034959 Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded on March 28, 2006.
The said Joseph W. Johnson a/k/a Joseph W. Johnson, Jr. having since died on August 22, 2019, leaving Marilyn W. Johnson as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 5361 Granny White Pike, Brentwood, TN 37027

(House No.) (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/our hand(s) this the 6th day of August, 2021

Marilyn W. Johnson

Marilyn W. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Marilyn W. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Patricia Nickel, 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 08-06-2021 (date of document).

Affiant Signature

08-06-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County