Karen Johnson Davidson County
Batch# 705674 DEEDWARR
08/27/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210827-0115749

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Chastiny Sellers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402. Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Chastiny Sellers	SEND TAX BILLS TO: Chastiny Sellers	MAP-PARCEL NUMBERS
(NAME) 4136 Home Haven Dr.	(NAME) 4136 Home Haven Dr.	05814010500
(ADDRESS) Nashville TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The Estate of Yvonne T. Johnson** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chastiny Sellers** , HEREINAFTER CALLED THE GRANTEE, HER 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. 27 on the Plan of Gold Key Addition, Section One, as of record in Book 4675, Page 14, Register's Office for Davidson County, Tennessee, to which plat referenc ei shereby amde for a more complete and accurate legal description.

Being the same property conveyed to Yvonne T. Johnson, by virtue of that certain Quit Claim Deed dated May 3, 2016, and being of record at Instrument No. 20170531-0053969 in the Register's Office of Davidson County, Tennessee. Yvonne T. Johnson having since died on or about November 20, 2019.

Being the same property previously conveyed to Yvonne T. Johnson, unmarried and Tempest Yvonne Johnson, as joint tenants with right of survivorship by virtue of Quit Claim Deed dated July 12, 2006 at Instrument No. 20060714-0085285, re-recorded at Instrument No. 20060804-0095937 in the said Register's Office.

Being the same property previously conveyed to Yvonne T. Johnson, unmarried by virtue of Deed dated June 20, 1994 at Book 9391, Page 51 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4136 Home Haven Dr. Nashville, TN 37218
(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 25th day of August, 2021.

The Estate of Yvonne T. Johnson

Deltina Braden
By Deltina Braden, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deltina Braden, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of The Estate of Yvonne T. Johnson to execute this instrument on behalf of The Estate of Yvonne T. Johnson.

Witness my hand and official seal, this 25th day of August, 2021.

Notary Public Cheryl M Rodgers

My Commission Expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, HOLLY A MASON, 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 August 25th 2021.

Affiant Signature

8/25/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 25th day of August, 2021.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022