Karen Johnson Davidson County
Batch# 707215 DEEDWARR
08/30/2021 03:45:52 PM 2 pgs
Fees: $13.00 Taxes: $1,668.70

20210830-0116874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 451,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sherwood	New Owner	171040C06300CO
(NAME) 811 Barrington Place Dr.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, WE,

TERRY JOHNSON AND KAREN JOHNSON, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN G. SHERWOOD, ~~A~~ UM MARRIED MAN,

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:

Certain property in Davidson County, TN, described as Unit No. 63 of Barrington Place, a Horizontal Property Regime with Private Elements located on Barrington Place Drive, in Brentwood, TN, together with Easements as shown on in Exhibit "B" to the Master Deed and By-Laws of Barrington Place, of record in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenance to said town home as set forth in said Master Deed and By-laws. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Barrington Place, contained in Master Deed and By-Laws recorded in Instrument No. 20050914-0110701 as re-recorded in Instrument No. 20051025-0128696 said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Terry Johnson and Karen Johnson, a married couple by Deed dated June 26, 2020 from Gary D. Hunt and Joe S. Lambert, as tenants in common with right of survivorship, recorded June 30, 2020, in Instrument Number 20200630-0070705, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #18365

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ VRES21-871

This *Improved* property is commonly known as: 811 Barrington Place Dr., Brentwood, TN 37027

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 25th day of August, 2021

Terry Johnson

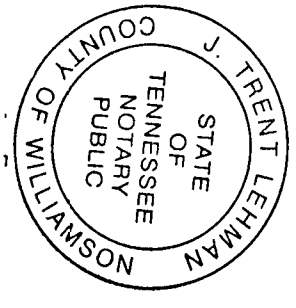
Karen Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of August, 2021, before me personally appeared Terry Johnson and Karen Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2021.

Notary Signature
My commission expires: 11/14/21



LT&E File #18365