Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-2254-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 710370 **DEEDWARR**
09/07/2021 09:16:10 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20210907-0119292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Kim Graves
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of Sept 2021

Kayla R. Johnson
NOTARY PUBLIC

My commission expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max Carroll Davidson 1416 Riverwood Drive Nashville TN 37216	Same address as new owner 1416 Riverwood DR Nashville, TN 37216	062-13-0-011

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($395,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN MATTHEW POWER JOHNSON**, a married man, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MAX CARROLL DAVIDSON**, a married man, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 32 on the Map of Riverwood Subdivision, as of record in Plat Book 547, Page 62, Register's Office for Davidson County, Tennessee and as shown as Lot "A" on a copy of a survey made by Leonard Yokley, Engineer, Nov. 7, 1947, and described according to said survey as follows:

Beginning at a point in the Southwesterly margin of Riverwood Drive, 265 feet Southeasterly from the common corner of Lot No. 32 of said Riverwood Subdivision, and Lot No. 48 of Eastdale Place, of record in Book 547, Page 29 and 30, said Register's Office; thence along the margin of said Riverwood Drive, South 46 deg. East 85 feet, and South 67 deg. East 5 feet to the common corner of Lots A and B shown on said Yokley survey; thence with the line between said Lots A and B, South 33 deg. 39' West 156 feet to a point; thence North 53 deg. 25' West 150 feet to a point which is 210 feet Southeast of the Southwest corner of Lot No. 32; thence North 54 deg. 25' East 175 feet more or less to the beginning.

Being the same property conveyed to Stephen Matthew Power Johnson from Catherine Lem Carothers married, by Warranty Deed 06/30/2015 and recorded 07/01/2015 in Instrument No. 20150701-0063558, Register's Office of said County.

The address of the herein described property is believed to be 1416 Riverwood Drive, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s) .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of August, 2021

GRANTOR(S)

Stephen Matthew Power Johnson

STATE OF Tx
COUNTY OF Collin

Personally appeared before me, a Notary Public, Stephen Matthew Power Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31 day of August 2021

BARRY BENEFIELD
Notary ID #132101786
My Commission Expires
July 24, 2023

Notary Public

Barry Benefield
Printed Notary Name

My commission expires: 7/24/2023