Karen Johnson Davidson County
Batch# 720337 DEEDWARR
09/21/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210921-0126365

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

KS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 Day September 2021.

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip P Williams	New Owner	172-13-0-A-091.00CO
(NAME)	(NAME)	
604 Logwood Briar Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Robert D Johnson and Diane G Johnson, Co-Trustees of the Robert D Johnson Revocable Trust dated September 28, 1995, as amended January 28, 2005, and as restated on July 1st 2009, as to a 1/2 undivided interest, and Diane G. Johnson and Robert D. Johnson, as Co-Trustees of the Diane G. Johnson Revocable Trust dated September 28, 1995, as amended January 28, 2005, and restated on July 1st 2009, and as last amended and restated August 14, 2020 as to a 1/2 undivided interest**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Philip P Williams and Charlene F Williams, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 51, on the plan of Revision to Lots 14-16 & 51-53, SECTION TWO, WILLIAMS GROVE, of record in Instrument No. 20000324-0030072, as corrected in Instrument No. 20000824-0083614, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a morecomplete description.

Being the same property conveyed to Robert D. Johnson and Diane G. Johnson, as Co-Trustees of the Robert D. Johnson Revocable Trust dated September 28, 1995, as amended January 28, 2005, and as restated on July 1st 2009, as to a 1/2 undivided interest, and Diane G. Johnson and Robert D. Johnson, as Co-Trustees of the Diane G. Johnson Revocable Trust dated September 28, 1995, as amended January 28, 2005, and as restated on July 1st 2009, as last amended and restated August 14, 2020, as to a 1/2 undivided interest by Warranty Deed dated 09/14/2015 from Daniel L. Labadie and wife, Marie S. Labadie of record in Instrument 201509160093876, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per plats of record in Plat Book 9700, Page 520, Instrument 20000324-0030072,Instrument 20000824-0083614, Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10741, Page 678, as amended of record in Book 11167, Page 755, as amended of record in Book 11643, Page 316, as amended of record in Instrument 199912060300190, as amended of record in Instrument 200105140049490, Charter of Williams Grove Homeowners Association of record in Book 10741, Page 669, Book 10741, Page 671,Instrument 200106180064214, said Register's Office.

This conveyance is further subject 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 604 Logwood Briar Circle, Brentwood, TN 37027
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14 Day September 2021 .

Robert D Johnson

Diane G Johnson

State of Tennessee
County of ~~Rutherford~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D Johnson and Diane G Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of September, 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202109210126365

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 09/14/2021 (date of document).

Jennifer Russell
Affiant Signature

09/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

