ADDRESS NEW OWNER AS:
Linda S. Brown
4478 Cleece's Ferry Road
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

Map 078-00-0
Parcel 108.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 721775 **DEEDWARR**
09/22/2021 11:09:35 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210922-0127354

THIS DEED OF CONVEYANCE, executed and delivered by **ED JOHNSON**, unmarried, hereinafter called the Grantor, to **LINDA S. BROWN**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the east margin of Cleeces Ferry road, the same being Roy Hooper's southwest corner; thence with Hooper's south line, North 89 degrees 28 minutes 31 seconds East 356.29 feet to an iron pin; thence South 77 degrees 12 minutes 17 seconds East 130.741 feet to an iron pin; thence South 7 degrees 10 minutes 40 seconds East 154.665 feet to an iron pin; thence South 89 degrees 28 minutes 31 seconds West 490 feet to a point in the East margin of said road; thence with the East margin of said road, with a curve having a radius of 8645.46 feet, a distance of 184.99 feet, to the beginning, containing 2.02 acres, more or less, according to survey of William M. Keel, Tennessee No. 990, dated November 13, 1989.

SSD EASEMENT:
The property conveyed herein is served by a Subsurface Sewage Disposal easement, as described in Deed Book 8094, Page 594, and Deed Book 9442, Page 785, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Ed Johnson and wife, Darlene Johnson by deed from Alfred H. Berck and wife, Mary F. Berck, dated April 20, 1990, of record in Book 8094, Page 594, Register's Office for Davidson County, Tennessee. The said Darlene Johnson died October 27, 2014 thereby vesting title solely in Ed Johnson as surviving tenant by the entireties.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

Ed Johnson

Ed Johnson

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ed Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 14th day of September, 2021.

My Commission Expires: GARY DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2023

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~) Williamson

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$400,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 14th day of Sept., 2021.

My Commission Expires: 12-08-24

NOTARY PUBLIC/~~Register~~

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY