Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#15 859

Name and Address of New Owner:
Jennifer Johnson
369 Solitude Circle
Goodlettsville, TN 37072

Send Tax Bills To:
Acopia
306 Northcreek Blvd #100
Goodlettsville tn 37072

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 726309 DEEDWARR
09/29/2021 11:33:06 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60

20210929-0130949

Map & Parcel No: 033060A03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peggy Wimberly**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer Johnson, unmarried**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No 125 0n the Plan of Echo Hill Estates, Section Two. as of record in Plat Book 6900, Page 791, Register's Office for Davidson County, Tennessee, ta which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peggy Wimberly by Warranty Deed from Sandra L. Greeno, unmarried, recorded on September 2, 1999, of record in Book 11648, Page 97, Register's Office for Davidson County, TN.

*This is improved property known as 369 Solitude Circle, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

* This instrument was executed on behalf of Peggy Wimberly by Arthur J Wimberly, recorded in Instrument No 20210922-0127695, said Registers office.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of September, 2021.

Peggy Wimberly by Arthur Wimberly (SEAL)
Peggy Wimberly by Arthur J. Wimberly, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Arthur J. Wimberly with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Peggy Wimberly, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Peggy Wimberly by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of September 2021.

My Commission Expires: 3/3/25

NOTARY PUBLIC

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$335,000.00,~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

@ * 368,000

(Affiant)

Sworn to and subscribed before me this
7th day of September, 2021.

Notary Public
My commission expires:_____
File No. 2021-3367

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022