THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210937372**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $252,500.00. Affiant Subscribed and sworn to before me, this 12th day of October, 2021. Notary Public My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Randall J. White and Sherron White-Poss 6407 Frisco Avenue Nashville TN 37209	Send Tax Bills To: Ascend Federal Credit union PO BOX 1210 Tullahoma TN 37388	Tax Information: Tax Parcel ID No. 090-08-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert C. Johnston and Lauren A. Johnston, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Randall J. White, unmarried man and Sherron White-Poss, unmarried woman, as tenants in common** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10 on the plan of West Nashville Annex, Resubdivision of Lots 21, 22, 39, 40, 41, as of record in Book 3106, Page 25, Register's Office for Davidson County, Tennessee.

Said lot fronts 55 feet on the southwesterly side of Frisco Avenue and runs back 100 feet on the northwesterly line and 121 feet on the southeasterly line to a dead line in the rear on which it measures 58.9 feet.

Being the same property conveyed to Robert C. Johnston and Lauren A. Johnston, husband and wife by Warranty deed from Will Alan Walker, unmarried of record in Instrument No. 20160310-0023117 Register's Office for Davidson County, Tennessee, dated March 08, 2016 and recorded on March 10, 2016.

The execution of this instrument is affected by the signature of Krista Jameson as Attorney-in-Fact for Robert C. Johnston, which Power of Attorney is recorded in Instrument Number _202110150139112_____, and also by the signature of Krista Jameson as Attorney-in-Fact for Lauren A. Johnston, which Power of Attorney is recorded in Instrument Number _202110150139113_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien now due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3106, Page 25, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 737875 DEEDWARR
10/15/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $934.25
20211015-0139114

This is improved property located at 6407 Frisco Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 12th day of October, 2021.

Robert C. Johnston by Krista Jameson as attorney in fact

Robert C. Johnston by Krista Jameson as
Attorney-in-fact

Lauren A. Johnston by Krista Jameson as attorney in fact

Lauren A. Johnston by Krista Jameson as
Attorney-in-fact

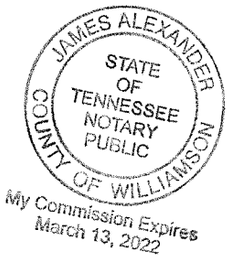
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Krista Jameson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Robert C. Johnston and Lauren A. Johnston and that she is authorized by Robert C. Johnston and Lauren A. Johnston to execute this instrument on their behalf.

WITNESS my hand, at office, this 12th day of October, 2021.

Notary Public

My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 12, 2021.

J. Carlton Drumwright

October 12, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 12, 2021.

Notary

My Commission Expires: 12/18/22

