Name and Address of New Owner:
Christian O'Grady
3405 Old Anderson Road, Unit 304
Nashville, TN 37013

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 747268 DEEDWARR
11/01/2021 11:07:55 AM 2 pgs
Fees: $13.00 Taxes: $895.40
20211101-0145940

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 136-15-0A-045.00

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, **Jeff Johnson a/k/a Jeffrey L. Johnson and Dana Johnson a/k/a Dana M. Johnson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christian O'Grady,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 45, on the Plan of Final Plat, Phase 1, Watercrest Townhomes, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeff Johnson a/k/a Jeffrey L. Johnson and Dana Johnson a/k/a Dana M. Johnson, husband and wife, by deed dated September 9, 2016, and recorded September 14, 2016, from Brenda C. Richardson, unmarried, of record in Instrument Number 20160914-0096713, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3405 Old Anderson Road, Unit 304, Nashville, TN 37013.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2021.

Jeffrey L. Johnson (SEAL)

Dana M. Johnson (SEAL)

STATE OF TENNESSEE
COUNTY OF Putnam

On this ~~29th~~ 28th day of October, 2021, before me personally appeared Jeffrey L Johnson and Dana M. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2021.

Notary Signature
My commission expires: 04/23/2025

DEBRA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

AFFIDAVIT OF VALUE

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 $242,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Putnam

Sworn to and subscribed before me this 28th day of October, 2021.

Notary Signature
My commission expires: 04/23/2025

DEBRA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY