Karen Johnson Davidson County
Batch# 753323 DEEDWARR
11/12/2021 10:35:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20211112-0150725

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 255,000.00

Affiant

Subscribed and Sworn before me this 5th day of November , 2021.

Notary Public
My commission expires:

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
01-03-2022
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Carl Holcomb, Laurene Holcomb, and Karla Holcomb 3001 Hamilton Church Road, #127, Nashville, TN 37013	The same	163-04-0A-127-00

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, **Trevor Johnston, a single man and Joseph Johnston, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carl Holcomb and wife, Laurene Holcomb, and Karla Holcomb, a married woman, as joint tenants with rights of survivorship,** "the Grantee," the following described real estate in Davidson, Tennessee:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 127 on the Plan of Hamilton Crossings Townhomes, a planned unit development, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration and Covenants, Conditions and Restrictions, establishing the Hamilton Crossings Townhomes, a planned unit development, of record in Instrument No. 20040212-0016945; as amended and supplemented in Instrument No. 20040226-0022076; Instrument No. 20050310—0026734; Instrument No. 20050701-0075731 and in Instrument No. 20060206—0014793, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws of record in Instrument No. 20040212—0016946, said Register's Office; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the Plan of Hamilton Crossings Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property conveyed to Trevor A. Johnston, unmarried man, and Joseph L. Johnston, married man, as Joint Tenants with Rights of Survivorship, by Warranty Deed from David Focardi and Chelsea T. Goodwin, husband and wife, dated October 27, 2017, recorded October 30, 2017, of record in Instrument No. 20170130-0110713.

Said property has not been the marital residence of Joseph L. Johnston nor his spouse.

This is [ ] improved [X] unimproved property known as 3001 Hamilton Church Road, #127, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 5th day of November, 2021.

Trevor Johnston

Joseph Johnston

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Trevor Johnston, a single man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 3rd day of Nov, 2021.

RAYMOND ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary

My commission expires: 10 May 2024

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Joseph Johnston, a married man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the ____ day of _____, 2021.

Notary

My commission expires: _____

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 5th day of November, 2021.

_____
Trevor Johnston

_____
Joseph Johnston

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Trevor Johnston, a single man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the ____ day of _____, 2021.

_____
Notary

My commission expires: _____

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Joseph Johnston, a married man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 03 day of November, 2021.

NICHOLAS VOLENCE
Notary Public, State of Florida
Commission# GG 967000
My comm. expires March 9, 2024

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 11-3-2021 (date of document).

Jami K. Averwater

Affiant Signature

11-3-2021

Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 3rd day of November, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY