Karen Johnson Davidson County
Batch# 763418 DEEDWARR
11/30/2021 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20211130-0158061

STATE OF TENNESSEE
COUNTY OF Davidson 36702

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me, this 19 day of November, 2021.

Notary Public

My commission expires: 3/6/2024

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amanda Klopf **Ryan W Peterson**	**New Owner**	**06108017000**
1222 Winding Way Road	1222 Winding Way Road	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Howard Johnson and Kimberly Johnson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Klopf and Ryan W. Petersen, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 12 & 13, and the Westerly one-half of Lot No. 14, of Block "E" on the Plan of Jackson Park, Section No. 2, as of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lots Nos. 12, 13, and the westerly one-half of Lot No. 14 together front 150 feet on the southerly side of Winding Way and runs back approximately 222 feet and 9 inches on the easterly line and 220 feet on the westerly line to a dead line measuring approximately 145 feet thereon.

Being the same property conveyed to Howard Johnson and Kimberly Johnson, by Warranty Deed from Eric Lesueur and wife, Dawn Lesueur, dated July 20, 2018, of record in Instrument no. 20180725-0072579, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1222 Winding Way Road, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 11-19-2021
Howard Johnson

_____ Date: 11-19-2021
Kimberly Johnson

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Howard Johnson and Kimberly Johnson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/19/2021.

George E. Mudter, Jr.
Dated 11/19/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/19/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023