This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027
Record and Return to:

ADDRESS NEW OWNER:
John L. Johnson
524 E Marthona Rd
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:
Terry Allen Bates & Fraces Davis Bates
1133 Elrod Ferry Rd
Hartwell, GA 30643

MAP 051-03
GROUP
PARCEL 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terry Allen Bates and Frances Davis Bates, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **John L. Johnson**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Landin Davidson County, Tennessee, being lots Nos 131, 132, 133, 134, and 135 of Block "A" of the unrecorded plan of Marthonna Subdivision, and described according to a survey by T.R. Sanford, dated July 19, 1951, as follows: Commencing at a point being the intersection of the northerly margin of Ezell Road South, now Marthonna Road South, with the westerly margin of Ezell Road East, now Marthonna Road East; thence westerly with with the northerly margin of Ezell Road South 142.5 feet to a point; thence northerly parallel to the westerly margin of Ezell Road East, 250 feet to a point; thence easterly 142.5 feet to a point in the margin of Ezell Road East; thence southerly with the margin of Ezell Road East 250 feet to the point of beginning.

Being the same property conveyed to Terry Allen Bates and Frances Davis Bates, husband and wife by Quitclaim Deed from Jerry C Harlan and Wanda G Harlan of record in Instrument No. 20170801-0078225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Karen Johnson Davidson County
Batch# 773089 DEEDWARR
12/13/2021 12:58:54 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20211213-0164726

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **524 E Marthona Rd, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

WITNESS our hands this the **8th** day of **December, 2021.**

Terry Allen Bates

Frances Davis Bates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Allen Bates and Frances Davis Bates, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of December, 2021.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $385,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 6/24/26

THOMAS I. BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY