Karen Johnson Davidson County
Batch# 777302 DEEDWARR
12/21/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20211221-0168433

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-4796-2021

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00. Mary Berry AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of Dec, 2021 NOTARY PUBLIC My commission expires: 9/23/25

WILSON COUNTY TENNESSEE NOTARY PUBLIC FRANK W. ROBERTS STATE OF

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Vilendrer and Christina D. Vilendrer 4301 Oakcrest lane Hermitage, TN 37076	Same address as new owner	8600030700

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND AND 00/100 Dollars ($25,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRIS S. JOHNSON AND KAREN P. JOHNSON**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN J. VILENDRER AND CHRISTINA D. VILENDRER**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land lying in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point lying in the northerly line of the Eugene T. Collins tract recorded in Book 6863, page 292, R.O.D.C., Tennessee, said point further described as being the southeast corner of the Frank M. Pointer, et ux tract recorded in Book 6697, page 376, R.O.D.C., Tennessee; Thence with a new line thru the said Eugene T. Collins tract the following four (4) calls: S 11 deg. 45 min. 10 sec. W a distance of 186.96 feet to a point; N 79 deg. 08 min. 55 sec. W a distance of 167.94 feet to a point; N 47 deg. 33 min. 58 sec. W a distance of 95.95 feet to a point; N 24 deg. 12 min. 06 sec. W a distance of 126.93 feet to a point lying in the northerly line of the said Eugene T. Collins tract and the southerly line of the said Frank M. Pointer, et ux tract, said point further described as lying S 84 deg. 53 min. 53 sec. E a distance of 256.92 feet from the northwest corner of the said Eugene T. Collins tract; Thence, with the southerly line of the said Frank M. Pointer, et ux tract and the northerly line of the said Eugene T. Collins tract S 84 deg. 53 min. 53 sec. E a distance of 327 feet to the point of beginning. Containing 1.05 Acres, more or less.

Access to subject property is over and across property currently owned by Grantees, as shown on the Davidson County Tax Maps as 086 04 0A 003.00, and at Instrument Number 20180226-0017990 in the said Register's office.

Being part of the same property conveyed to Karen P. Johnson from Chris S. Johnson, by Quitclaim Deed dated 10/18/1991 and recorded 10/24/1991 in Book 8470, page 619, Register's Office of said County.

Being the same property conveyed to Karen Pointer Johnson and husband Chris Johnson from David H. Parker, Trustee, by Warranty Deed dated 02/10/1987 and recorded 02/13/1987 in Book 7136, page 525 and corrected by Deed of Correction in Book 7200, page 442, Register's Office of said County.

This is unimproved property known as 0 Chandler Road, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and which have been paid.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of December, 2021

GRANTOR(S)

Chris S. Johnson

Karen P. Johnson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Chris S. Johnson and Karen P. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of December, 2021.

WILSON COUNTY FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9-23-25

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/15/21 (date of document).

Frank Roberts

12/15/21
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

