20211843R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 7th day of December, 2021. Notary Public My commission expires: 11-3-25

Karen Johnson Davidson County
Batch# 784813 DEEDWARR
01/05/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220105-0001847

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Karen Marie Johnson and Kiarra Gonzalez	New Owner	**050-13-0-010.00**
2132 West Richmond Hill Drive	2132 W. Richmond Hill Dr	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony DeSoto and Michelle DeSoto, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Marie Johnson, unmarried and Kiarra Gonzalez, unmarried, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Section One, Golden Valley Estates, of record in Book 4175, page 142, Register's Office for said County, described as follows:

Said part of Lot No. 11 fronts 56.25 feet on the northerly margin of Richmond Hill Drive and runs back 128 feet, more or less, on the westerly margin and 118 feet, more or less, on the easterly margin to a dead line in the rear, whereon it measures 57 feet, more or less.

Being the same property conveyed to Anthony Desoto by Warranty deed from Terry E. Cunningham and Chrystal Cunningham of record in Instrument No. 20080207-0012938 Register's Office for Davidson County, Tennessee, dated December 14, 2007 and recorded on February 07, 2008.

Being the same property conveyed to Anthony Desoto and wife, Michelle Desoto by Quitclaim deed from Anthony Desoto, married of record in Instrument No. 20081219-0121440 Register's Office for Davidson County, Tennessee, dated December 17, 2008 and recorded on December 19, 2008.

The grantor warrants that the above described property has never been their primary residence, and has been used for investment purposes only.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 2132 West Richmond Hill Drive, Nashville, TN 37207.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 7th day of December, 2021:

Anthony DeSoto

Michelle DeSoto

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Anthony DeSoto and Michelle DeSoto, 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 the 7th day of December, 2021.

My Commission Expires: 5/18/24 Notary Public

WILLIAMSON COUNTY RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Sheryl Callison, 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 Dec 29 2021.

Affiant Signature

12.29.21
Date

State of Tennessee
County of Hardin

Sworn to and subscribed before me this 29th day of December, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22

202201050001847