Karen Johnson Davidson County
Batch# 803864 DEEDWARR
02/11/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220211-0015920

Name and Address of New Owner:
George Franklin Johnson, III
3313 Chesapeake Circle
Nashville, TN 37207

Send Tax Bills To

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 050-10-0-075

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, **Pius Imafidon, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George Franklin Johnson III, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59-A on the Plan of Zone Lot Division Lots 8-11, 35-37, 54-62, Section Three Chesapeake Homes of record in Plat Book 5200, Page 770 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pius Imafidon, single from Willie Gates, single, by Warranty Deed dated 05/24/2021 and recorded 05/27/2021 in Instrument No. 20210527-0071946, Register's Office of said County. Pius Imafidon is now married, and said property was never the principal residence of Pius Imafidon or his spouse.

Being the same property conveyed to Willie Gates from Eva M. Lemeh, by Quitclaim Deed dated 11/17/2017 and recorded 12/05/2017 in Instrument No. 20171205-0124179, Register's Office of said County.

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 31st day of January, 2022.

Pius Imafidon (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of January, 2022, before me personally appeared Pius Imafidon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31s day of January, 2022.

Notary Signature
My commission expires: 8/22/22

JANE C. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of January, 2022.

Notary Signature
My commission expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 1/31/22.

Affiant Signature

1/31/22
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 31st day of January, 2022

Notary's Signature

(Notary Seal)

JACQUELINE D. BRUSH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22