Karen Johnson Davidson County
Batch# 817388 DEEDWARR
03/08/2022 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,060.90
20220308-0026506

WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-VRES-22-337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$557,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leah Ruth Johnson and Morgan Kendall Johnson	**Guaranty Home Mortgage Corporation**	
(NAME)	(NAME)	**147-01-0-214.00**
337 Binkley Drive	**316 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DAVID E. LAVENDER AND VICTORIA LYNN LAVENDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEAH RUTH JOHNSON AKA LEAH JOHNSON, AND MORGAN KENDALL JOHNSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Section Three, Caldwell Hall of record in Plat Book 2900, Page 131, 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 David E. Lavender and Victoria Lynn Lavender, husband and wife by Warranty deed from Maria A. Kiskowski Byrne and husband, Mark O. Byrne of record in Instrument No. 20070705-0079720 Register's Office for Davidson County, Tennessee, dated June 25, 2007 and recorded on July 05, 2007.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3164, Page 222, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **337 Binkley Drive, Nashville, Tennessee 37211**.

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 hand(s) this the 25th DAY OF FEBRUARY, 2022.

David E. Lavender

Victoria Lynn Lavender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID E. LAVENDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA LYNN LAVENDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/25/22 (date of document).

Affiant Signature

2/25/22
Date

State of Tennessee

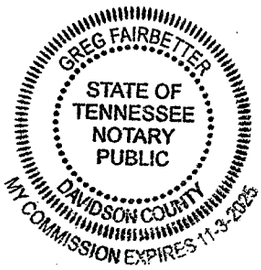
County of Davidson

Sworn to and subscribed before me this 25th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212