Karen Johnson Davidson County
Batch# 820506 DEEDWARR
03/11/2022 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220311-0028937

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-269

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marissa Boucher 610 Harpeth Bend Drive Nashville, TN 37221	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	142-15-0-022.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jared B. Johnson and Madison C. Cain, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marissa Boucher, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 103 on the Plan of Section I, Harpeth Valley Park of record in Plat Book 3600, Page (s) 93 and 94, 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 Jared B. Johnson and Madison C. Cain, a married couple by Warranty deed from Mary McNatt Ising, unmarried of record in Instrument No. 20170914-0093934 Register's Office for Davidson County, Tennessee, dated August 07, 2017 and recorded on September 14, 2017. (Value of consideration shown in aforementioned deed $249,000.00.)

Madison C. Cain is now known as Madison C. Johnson by virtue of marriage.

Being also known as 610 Harpeth Bend Drive Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 610 Harpeth Bend Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 28th day of February, 2022.

Jared B. Johnson

Madison C. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2022, before me personally appeared Jared B. Johnson and Madison C. Johnson, 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.

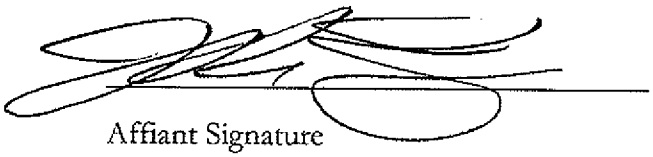
Witness my hand, at office, this 28th day of February, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 2-28-22.



Affiant Signature

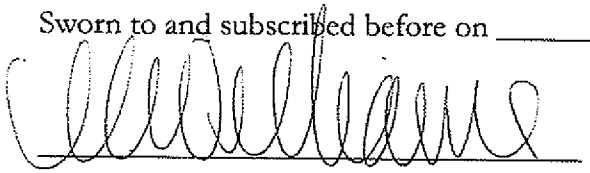
3-4-22

Date

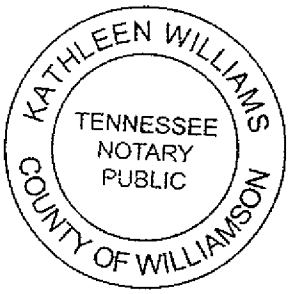
State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-4-22.



Notary Public



My Commission Expires: 5.23.23