Karen Johnson Davidson County
Batch# 829294 DEEDWARR
03/28/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220328-0035110

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 18th day of March, 2022.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Stephanie Lee Johnson | FirstBank | 009-00-0 083.00 |
| 7870 Ridgewood Road | 722 Columbia Avenue | |
| Goodlettsville, TN 37072 | Franklin, TN 37064 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY C. ABENDROTH AND WIFE, RACHEL D. ABENDROTH A/K/A RACHEL DENISE JOHNSON ABENDROTH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHANIE LEE JOHNSON, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning on a concrete monument (old) in the North margin of Ridgewood Road, said monument being the Southwest corner of the herein described tract; thence N 3 deg. 29' 04" E 994.18' to a poplar tree; thence N 67 deg. 03' 44" E 675.00' to a point; thence S 13 deg. 03' 44" W 180.00' to a poplar tree; thence S 11 deg. 18' 44" W 243.00' to a red oak tree; thence S 0 deg. 33' 44" W 239.00' to a sugar tree; thence S 19 deg. 23' 44" W 211.00' to a white oak; thence S 24 deg. 43' 44" W 218.50' to a beech tree; thence S 5 deg. 03' 44" W 147.00' to a beech tree; thence S 19 deg. 18' 44" W 159.00' to a hickory tree; thence S 32 deg. 48' 44" W 139.17' to an axle in the North margin of aforementioned road; thence N 54 deg. 13' 54" W 356.08' to the point of beginning, according to a survey prepared by Jason A. Bates R.L.S. #2197 dated September 18, 2003.

Being a portion of the same property conveyed to Timothy C. Abendroth and wife, Rachel D. Abendroth, a/k/a Rachel Denise Johnson Abendroth, by deed dated 07/30/2003, from James Andrew Johnson, and Stephanie Lee Johnson Smalley, of record in Instrument No. 20030730-0107702; as corrected in Instrument No. 20031013-0151374; and further corrected in Instrument No. 20080924-0097210, Register's Office for said County.

Also being a portion of the same property conveyed to James Andrew Johnson, Stephanie Lee Johnson Smalley, Rachel Denise Johnson Abendroth by deed dated 05/19/1999, from James A. Johnson, reserving in himself an estate for and during his natural life, of record in Book 11490, page 563, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7870 Ridgewood Road, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TCA
RDA
SIT

Witness my hand this the 18th day of March, 2022.

Timothy C. Abendroth

Rachel D. Abendroth

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy C Abendroth and Rachel D Abendroth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2022.

My commission expires:
7/9/2024

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-18-22.

Affiant Signature

3-18-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 18 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202203280035110