WARRANTY DEED

Karen Johnson Davidson County
Batch# 836230 DEEDWARR
04/07/2022 04:01:56 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20220407-0040741

STATE OF TENNESSEE
COUNTY OF Davidson

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 APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/22
(AFFIX SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 22-3-0178-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mark Johnson	New Owner	074-08-0-014.00
(NAME)	(NAME)	
1191 Glenbrook Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUSAN KAY WALLACE AND LADONNA POWERS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK JOHNSON, 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(s) 835, as shown on the map entitled Section Seven, Hermitage Hills, of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROY MILLARD GILL AND WIFE, MARTHA T. GILL, by deed from BELLE HOMES, INC. A TENNESSEE CORPORATION, of record in Book 3648, page 311, dated November 21, 1963, said Register's Office.

ROY MILLARD GILL died on or about December 14, 1995, leaving MARTHA T. GILL as the surviving tenant by the entirety.

MARTHA T. GILL died on or about July 16, 2021, leaving a will naming Susan Wallace and LaDonna Powers as her sole beneficiaries. An Order to Probate for Muniment of Title, along with said will, was entered in the Probate Court for Davidson County, Tennessee on March 2, 2022 and a certified copy of the same is of record in Instrument No. 202203280035769, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 167 Jacksonian Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 7TH day of APRIL, 2022.

Susan Kay Wallace

Susan Kay Wallace

LaDonna Powers

LaDonna Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2022, before me, the undersigned, personally appeared Susan Kay Wallace, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2022, before me, the undersigned, personally appeared LaDonna Powers, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON