Karen Johnson Davidson County
Batch# 860301 DEEDWARR
05/20/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $5,106.00
20220520-0059097

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-214

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2022

Notary Public

Commission Expires: 9/6/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margaret S. Johnson and McGavock D. Johnson 6116 Melbourne Drive Nashville, TN 37215	new owner	158-03-0-049.00

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,

James Baird Wills and wife, Danielle Clark Puckett Wills

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

Mcgavock M. Johnson and Margaret S. Johnson, husband and wife

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. 483 on the Plan of Hillsboro Park, Section 8 of record in Plat Book 2663, Page 96, 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 James Baird Wills and wife, Danielle Clark Puckett Wills, husband and wife by Warranty deed from Bradley Dale Springer and Karen Lorraine Springer, Co-Trustees of the Springer Family Trust under agreement dated October 11, 2013 of record in Instrument No. 20171114-0117018 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 14, 2018.

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: 6116 Melbourne Drive, Nashville, TN 37215

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 16th day of May, 2022.

James Baird Wills
James Baird Wills

Danielle Clark Puckett Wills
Danielle Clark Puckett Wills

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2022, before me personally appeared James Baird Wills and Danielle Clark Puckett Wills, 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 16th day of May, 2022.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 9/6/2022

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian c the original version of the attached document tendered for registration herewith and that this is a tru and correct copy of the original document and authenticated according to law on 5/16/22

GEORGE E. MUDTER, JR.
Dated 5/16/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Dated 5/16/22
My Commission Expires: 10/2/2023
Notary Seal:

