THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220540971

Karen Johnson Davidson County
Batch# 865536 DEEDWARR
06/01/2022 10:29:42 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220601-0063086

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
M. CATHERINE CLEARWATERS

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John McDaniel and Helen Beckner McDaniel 5018 Timberhill Drive Nashville TN 37211	John McDaniel 5018 Timberhill Dr. Nashville, TN. 37211	Tax Parcel ID No. 146-12-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rick Thomas Johnson and wife, Danielle Bennett Johnson.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John McDaniel and Helen Beckner McDaniel, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 345 on the Plan of Section Five, Crieve Hall Estates of record in Plat Book 2133, Page 91, 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 Rick Thomas Johnson and wife, Danielle Bennett Johnson by Warranty deed from Emily B. Trautman and husband, S. Michael Trautman, Jr of record in Instrument No. 20080925-0097490 Register's Office for Davidson County, Tennessee, dated September 24, 2008 and recorded on September 25, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2277, Page 110, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5018 Timberhill Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of May, 2022.

Rick Thomas Johnson

Danielle Bennett Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rick Thomas Johnson and Danielle Bennett Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026