This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of TN
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $ 235,000.00

Affiant Signature

Subscribed and sworn to before me on this the 3RD day of June, 2022.

Notary Public

My Commission expires 11 / 19 / 2025

Karen Johnson Davidson County
Batch# 867568 DEEDWARR
06/06/2022 09:56:11 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20220606-0064623

NAME AND ADDRESS OF PROPERTY OWNER:
Tori Johns
5 Mimosa Ct,
Antioch, TN 37013

SEND TAX BILLS TO:
Tori Johns
5 Mimosa Ct,
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 162160A07900CO

WARRANTY DEED

22NT00807

Effective the 3RD Day of June, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tamica Trice

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tori Johns, unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract of land located in the 22nd Civil District of Giles County, Tennessee, and being described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit 5, Building No.17, on the Plan of Mill Creek Club, Section I, Phase I, as of record in Plat Book 4860, Page 11, as amended in Book 5050, Page 103, and being a horizontal regime established by Master Deed of record in Book 4887, Page 961, and as revised in Book 5000, Page 607, and Book 5101, Page 809, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to Tamica Trice by Warranty Deed from Justin Greene, married dated 07/02/2018 recorded 07/03/2018 in Book NA, Page NA, as Document Number 20180703-0064781, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is an improved property commonly known as: 5 Mimosa Ct, Antioch, TN 37013-4303

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 2 day of June, 2022.

Tamica Trice

Tamica Trice

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tamica Trice** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY