Karen Johnson Davidson County
Batch# 869340 DEEDWARR
06/10/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20220610-0066088

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

CRT File No. 220540929

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $417,000.00.

Affiant

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

Notary Public
My Commission Expires: 01-06-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael J.Chowansky and Justine Lee 5053 English Village Drive Nashville TN 37211	NEW OWNERS 5053 ENGLISH VILLAGE DR. NASHVILLE, TN 37211	Tax Parcel ID No. 161-10-0A-181.00 CO

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, **James Michael Johnson, married and Sandra A. Graham, unmarried** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Michael J. Chowansky and Justine Lee, both unmarried, as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Being Lot No. 146 on the plan of Villages of Brentwood, Phase Two of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jon A. Sherberg and wife, Jane E. Sherberg, by Quitclaim Deed from Michael T. Johnson and wife, Anna R. Johnson, of record in Book 8770, Page 506, Register's Office for Davidson County, Tennessee, dated August 20, 1992 and recorded on October 30, 1992.

Said Jon A. Sherberg became deceased in 2019, vesting Jane E. Sherberg as surviving tenant. Said Jane E. Sherberg became deceased on December 12, 2021, filed for Probate in Docket No. 22P-460 Chancery Court of Davidson County, Tennessee.
James Michael Johnson and Sandra A. Graham being the heirs of Jane E. Sherberg per Affidavit as to Heirs dated May 19, 2022, of record in Instrument No. _____202206100066086_____, said register's office.

James Michael Johnson warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of James Michael Johnson as Attorney-in-Fact for Sandra A. Graham, which Power of Attorney is recorded in Instrument Number _202206100066087_____, said Register's Office.

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 Book 6250, Page 169 and Corrected in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497, Book 8507, Page 831, Book 11526, Page 579, and Instrument Number 20000606-0056066, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless

and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Book 6730, Page 508, and Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 6897, Page 120, and Book 6897, Page 184, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11078, Page 919, and Instrument Number 20040622-0073413, in the Register's Office for Davidson County, Tennessee.
Easement by way of Order of Possession and Consent Judgment of record in Instrument Number 20130419-0039360, and Final Decree of record in Instrument Number 20160923-0100757, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5053 English Village 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.

James Michael Johnson

Sandra A Graham by James Michael Johnson, Attorney in Fact
Sandra A. Graham by James Michael Johnson, as Attorney-in-fact

STATE OF VA)
COUNTY OF Fluvanna)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Michael Johnson, with whom I am personally acquainted, and who acknowledged that he 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: 03-31-24

JERRY DEANE MAYNARD JR
NOTARY PUBLIC
REG. #7875263
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

STATE OF VA)
COUNTY OF Fluvanna)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Michael Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sandra A. Graham and that he is authorized by Sandra A. Graham, to execute this instrument on her behalf.

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

Notary Public

My Commission Expires: 03-31-24

JERRY DEANE MAYNARD JR
NOTARY PUBLIC
REG. #7875263
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 true and exact copy of the original document executed and authenticated according to law on MAY 31, 2022.

Date

Affiant Signature

6/2/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)