Karen Johnson Davidson County
Batch# 875222 DEEDWARR
06/22/2022 09:53:26 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50
20220622-0070872

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $635,000.00.

Chelsey Vorholt
Affiant

Subscribed and sworn to before me, this 8th day of June, 2022.

THOMAS VORHOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7.9.24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Lee Bivens and Rachel Ann Murley 607 Dunston Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 133 13 0 021.00

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, **Kent Dewey Johnson and Susan K. Johnson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Lee Bivens, an unmarried man, and Rachel Ann Murley, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 642 on the Plan of Section Seven, Caldwell Hall, as of record in Book 3300, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kent Dewey Johnson and wife, Susan K. Johnson, by Warranty Deed from Stephen K. Hill and wife, Dale D. Hill, of record in Book 7780, Page 752, in the Register's Office of Davidson County, Tennessee, dated February 22, 1989 and recorded on February 27, 1989.

The execution of this instrument is affected by the signature of Russell Johnson as Attorney-in-Fact for Kent Dewey Johnson and Susan K. Johnson, which Power of Attorney is recorded in Instrument Number 20220622-0070870 Register's Office for Davidson County, Tennessee. 20220622-0070871

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Seven, Caldwell Hall, as recorded in Plat Book 3300, Page(s) 19.

This is improved property located at 607 Dunston 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, Grantor has executed this instrument on this 8th day of June, 2022.

Kent Dewey Johnson
by Russell Johnson, as Attorney-In-Fact

Susan K. Johnson
by Russell Johnson, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Russell Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Kent Dewey Johnson and Susan K. Johnson, and they are authorized by Kent Dewey Johnson and Susan K. Johnson, to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of June, 2022.

Notary Public
My Commission Expires: _____

