Karen Johnson Davidson County
Batch# 887287 DEEDWARR
07/12/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220712-0079698

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

CRT File No. 220641400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $545,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2022.

Notary Public
My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kierra Johnson 1519 Corder Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 072 16 0 247.00

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, **Justin Amundrud and Lauren Amundrud, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kierra Johnson,** unmarried woman ("Grantees"), its 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. 23 on the Plan of Dugger Heights, of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Justin Amundrud by Ryan Dieck, Attorney-in-Fact and Lauren Amundrud by Ryan Dieck, Attorney-in-Fact, husband and wife, by Warranty Deed from Denton Baxter Hunker, unmarried and Alicia A. Hunker nka Alicia A. Herrera, unmarried of record in Instrument No. 20180815-0080959, in the Register's Office of Davidson County, Tennessee, dated August 14, 2018 and recorded on August 15, 2018.

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 Dugger Heights, as recorded in Plat Book 1424, Page(s) 102 .

This is improved property located at 1519 Corder Drive Nashville TN 37206

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 7th day of July, 2022.

Justin Amundrud by Ryan Dieck, Attorney-in-Fact

Justin Amundrud by Ryan Dieck, Attorney-in-Fact

Lauren Amundrud by Ryan Dieck, Attorney-in-Fact

Lauren Amundrud by Ryan Dieck, 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, Ryan Dieck, 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 Justin Amundrud and Lauren Amundrud and that he is authorized by Justin Amundrud and Lauren Amundrud to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of July, 2022.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 7/8/2022 (date of document).

Affiant Signature

7/11/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

