Karen Johnson Davidson County
Batch# 887444 DEEDWARR
07/12/2022 10:55:44 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20220712-0079950

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

CRT File No. 220641329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher J. Johnson and Amy K. Lyons 2112 Golden Oak Lane Madison TN 37115	New Owner	Tax Parcel ID No. 051-14-0A-034.00 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, **Charles Henry Raub and Karen Margaret Raub, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher J. Johnson and Amy K. Lyons, 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. 34 on the Plan of Oakwood Estates of record in Instrument 200005050045404 , 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 CHARLES HENRY RAUB AND KAREN MARGARET RAUB, HUSBAND AND WIFE, by deed from BARBARA JO ALEXANDER, of record in Instrument No. 20190903-0088673 , dated August 22, 2019 , 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 051-14-0A-034.00 CO.

Matters shown on the Plan of record in Instrument No. 20000505-0045404, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000713-0069428, amended in Instrument No. 20001002-0096900, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6807, page 854, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20000127-0008714, said Register's Office.

This is improved property located at 2112 Golden Oak Lane Madison TN 37115

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RUH-22-2112

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.

Charles Henry Raub
Charles Henry Raub

Karen Margaret Raub
Karen Margaret Raub

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Henry Raub and Karen Margaret Raub, 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 7th day of July, 2022.

Notary Public

My Commission Expires: _____

