WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

JoAnn B Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2022.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 890876 DEEDWARR
07/19/2022 11:28:15 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20220719-0082678

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthony Quinn Johnson, Jr. and Jessica Minnee Johnson, husband and wife 7389 Harper Rd Joelton, TN 37080	NEW OWNER	014-00-0-001

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kimberly Hoverman and Zachary Hoverman, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Anthony Quinn Johnson, Jr. and Jessica Minnee Johnson, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

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

A Tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by J.P. Gallaher, Surveyor of Ashland City, Tennessee, dated August 24, 1960, as follows:

Beginning at a point in the center line of Harper Road at the southeast corner of the Binkley tract; thence with the center of said road, South 15-1/2° West 20-2/5 poles; thence leaving said road along Poole's new line, North 72° West 45.2 poles to a point in the East line of the Bracey Tract; thence with the East line of the same North 2°East 8.6 poles to a point in Binkley's line; thence with his line, South 87° East 47 1/5 poles to the point of beginning, containing 4 acres 29 poles, more or less.

Being the same property conveyed to Charlotte D. Holt, unmarried by Warranty Deed from Troy Michael Poole and wife, Reba Jean Poole, dated 07/27/2016 and recorded 07/28/2016, of record in Instrument 201607280077574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cason Hayes by Warranty Deed from Charlotte D. Holt, unmarried, dated 06/11/2021 and recorded 06/15/2021, of record in Instrument 202106150080435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly Hoverman and Zachary Hoverman, wife and husband by Warranty Deed from Cason Hayes, dated 07/14/2021 and recorded 07/15/2021, of record in Instrument 202107150095126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☐ property know as: 7389 Harper Rd, Joelton, TN 37080

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my/our hand(s) this the 15th day of July, 2022.

Kimberly Hoverman

Zachary Hoverman

STATE OF Nevada
COUNTY OF Clark

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kimberly Hoverman and Zachary Hoverman, wife and husband with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of July, 2022.

Notary Public

ERIKA OZUNA
Notary Public, State of Nevada
No. 06-102932-1
My Appt. Exp. Nov. 28, 2025

My Commission Expires:

(SEAL) 11/28/25