This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 892435 DEEDWARR
07/22/2022 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $862.10
20220722-0084043

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Johnston Julia Winchester 321 Scalf Drive Madison, TN 37115	New Owners	043060-108.00

THIS INDENTURE, made this 19th day of July, 2022 between

Carrie Baker

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Michael Johnston, unmarried and Julia Winchester, unmarried as tenants in common with rights of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on the revised, unrecorded plan of Tract 14, in Anderson Estates, a plan of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the westerly margin of Scalf Drive, which point is located 235.6 feet southerly from a concrete marker at the intersection of Scalf Drive and Thornton Avenue; thence westerly with the dividing lines between Lots 14 and 15, 175 feet to a point in the rear lot line of Lot 19; thence with the rear lot line of Lot 19 southerly 120 feet to the common corner of Lots 13 and 14, 175 feet to a point in the westerly margin of Scalf Drive; thence northerly with the westerly margin of Scalf Drive, 120 feet to the point of beginning.

Being a portion of the same property conveyed to Carrie Baker by Affidavit of Heirship dated 6/6/2007 of record in Instrument No. 20070607-0068401, Carrie Baker being the only heir of Beulah Mae Hoadley, deceased, having died testate 5/26/2007 and to Beulah Hoadley, a widow by Installment Deed dated 6/18/1956 from Wilbur D. White and wife, Omie L. White of record in Book 2546, Page 34, Register's Office for Davidson County, Tennessee.

Included with this conveyance is a 1986 manufactured home, VIN #SHS3CTN36863296A and SHS3CTN36863296B, which has become and is affixed such that the manufactured housing unit is an improvement to and made part of the real property, and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-138, on July 8th, 2022.

This is (X) improved property known as: 321 Scalf Dr., Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Carrie Baker

Carrie Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carrie Baker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of July, 2022.

Karen B. Heavener

Notary Public

My Commission Exp:

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $233,000.00

Affiant

Sworn to and subscribed before me, this 19th day of July, 2022.

Karen B. Heavener

Notary Public

My Commission Exp:

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-19-22.

Affiant Signature

7-22-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY