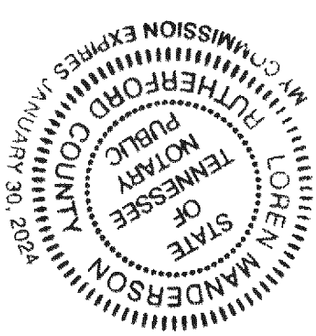
This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-18336-LM

Karen Johnson Davidson County
Batch# 893137 DEEDWARR
07/25/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220725-0084656



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2022.

Notary Public
My Commission Expires: 1-30-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lizbeth M. Ficarra P.O Box 278015 Miramar, FL 33027	New Owner	181 10 0A 348.00

WARRANTY DEED

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, **Daniel R. Johnson and Kathryn Irene Johnson, Husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lizbeth M. Ficarra**, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 922 on the Plan of Autumn Oaks Subdivision, Phase 9 of record in Plat Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel R. Johnson and Kathryn Irene Johnson, Husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20160115-0004298, in the Register's Office of Davidson County, Tennessee, dated January 13, 2016 and recorded on January 15, 2016.

This is ☒ improved or ☐ unimproved property located at: **7713 Tranquil Trail, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 22nd day of July, 2022.

GRANTOR:

Kathryn Irene Johnson

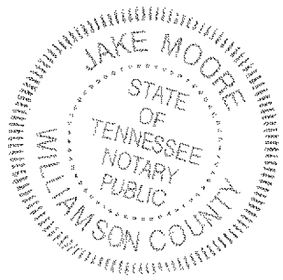
Daniel R. Johnson

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn Irene Johnson and Daniel R. Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2022.



Notary Public
My Commission expires: 9-20-22

202207250084656

Certificate of Authenticity

I, Jessica May, do hereby make oath that I am 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 July 22, 2022..

Jessica May
Affiant Signature

7/25/22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25 day of July, 2022

Notary's Signature
My Commission Expires: 1-30-2024

Notary's Seal

