Karen Johnson Davidson County
Batch# 893705 DEEDWARR
07/26/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220726-0085036



KATHERINE WITTE
Notary Public, State of Ohio
My Commission Expires:
December 22, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

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

Notary Public
My commission expires:
12-22-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carla Nicole Davila	Sirva Mortgage, Inc	**181100E01900CO**
5129 Ander Dr	6200 Oak Tree Blvd,S-300	
Brentwood, TN 37027	Independence, OH 44131	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Terri Johnson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carla Nicole Davila

HEREINAFTER CALLED THE GRANTEES, 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. 19, on the Plan of Phase Two, Section One, High Point, of record in Instrument No. 20140117-0004783, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Terri Johnson, married, by Warranty Deed from John Brady Gowin, an unmarried man, dated August 9, 2019, of record in Instrument No. 20190813-0080523, in the Register's Office for Davidson County, Tennessee. Philip J. Johnson hereby signs to convey any interest he may have, marital or otherwise as the spouse of Terri Johnson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5129 Ander Dr, Brentwood, TN 37027.

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 in 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.

Terri Johnson Date: 1/22/22
Terri Johnson

Date: 1/22/22
Philip J. Johnson

STATE OF OHIO

COUNTY OF Lucas

Personally appeared before me, a Notary Public of said County and State, Terri Johnson and Philip J. Johnson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of July, 2022.

Katherine Witte
NOTARY PUBLIC

My Commission Expires: 12-25-22

NOTARIAL SEAL
STATE OF OHIO

KATHERINE WITTE
Notary Public, State of Ohio
My Commission Expires:
December 22, 2025

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 July 22, 2022

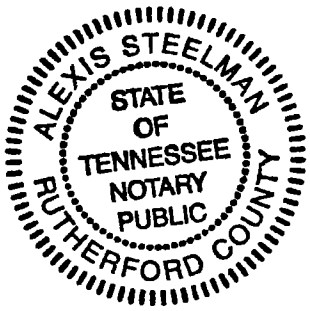
Affiant Signature

7/25/22
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

(SEAL)



Notary Public

My Commission Expires: FEBRUARY 24, 2026