Karen Johnson Davidson County
Batch# 895219 DEEDWARR
07/28/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20220728-0086014

Warranty Deed

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $735,000.00. Affiant Subscribed and sworn to before me, this the 27th day of July, 2022. Notary Public My commission expires: 9-6-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Hankins and Robert Bruce Donaldson	New Owner(s)	091-13-0-533.00
60 Twin Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KARLA DAVIS JOHNSON AND ALAN TAYLOR JOHNSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH HANKINS AND ROBERT BRUCE DONALDSON, WIFE AND HUSBAND**, 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. 130 on the Plan of Map of West Nashville Heights of record in Plat Book 332, Page 127, 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 Barry Rigby by Warranty deed from Chris Marchetti, married of record in Instrument No. 20191009-0103645 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 09, 2019.

Being a portion of the same property conveyed to RDM Investments LLC by Quitclaim deed from Barry Rigby of record in Instrument No. 20191023-0108883 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 23, 2019.

Being the same property conveyed to Karla Davis Johnson and Alan Taylor Johnson, wife and husband by Warranty deed from RDM Investments, LLC, a Tennessee Limited Liability company of record in Instrument No. 202103030027551 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 03, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 60 Twin Street, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of July, 2022.

Karla Davis Johnson by Steven T. Morris,
her attorney-in-fact

Alan Taylor Johnson by Steven T. Morris
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, as attorney in fact for Karla Davis Johnson and Alan Taylor Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2022.

Notary Public

My Commission Expires: _____

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

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 7-27-22.

Affiant Signature

7-28-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 28 day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY