Karen Johnson Davidson County
Batch# 912770 DEEDWARRSP
09/06/2022 12:13:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220906-0099848

This instrument prepared by:
Joel R. Hooper
Hooper, Zinn & McNamee, PLLC
P O Box 546
Brentwood, TN 37024-0546

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Kelvin C. Johnson Diana J. Johnson 6288 Highway 25 E Springfield, TN 37172	Same as New Owner	135-08-0-007.00

SPECIAL WARRANTY DEED TO TRUSTEES

For good and valuable consideration, receipt of which is hereby acknowledged, **Diana J. Rogut, who is the same person as Diana J. Johnson**, married, hereinafter called Grantor, does hereby transfer and convey unto **Kelvin C. Johnson and Diana J. Johnson, husband and wife**, hereinafter called Grantees, their heirs, successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Springwood Place of record in Plat Book 6200, Page 911, as corrected by Surveyor's Certificate of Correction of record in Book 8174, Page 818, 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 Diana J. Rogut, unmarried, by deed from Steven L. Rogut, unmarried, of record in Instrument No. 20151229-0130683 Register's Office for Davidson County, Tennessee, dated December 1, 2015, and recorded December 29, 2015.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 101 Smith Springs Court, Nashville, Tennessee 37217.

To have and to hold the herein described real property, together with all estate, title, interest,

appurtenances and hereditaments thereto belonging, to Grantees, their successors and assigns in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns, against all persons claiming the same from, through or under Grantor, but not further or otherwise against the lawful claims of all persons whomsoever.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 hand on August 31, 2022.

Diana J. Rogut, same person as Diana J. Johnson, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Diana J. Rogut, with whom I am personally acquainted and who upon oath declared that she is the same person as Diana J. Johnson and acknowledged she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 31, 2022.

Notary Public
My Commission Expires: 3-7-2026

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00. The purpose of this transaction is to create a tenancy by the entirety by the conveyance from one spouse to both spouses.

Subscribed and sworn to before me on
August 31, 2022.

Kelvin C. Johnson, Grantee

Notary Public
My Commission Expires: 3-7-2026

