WARRANTY DEED

Karen Johnson Davidson County
Batch# 921503 **DEEDWARR**
09/26/2022 03:27:33 PM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20220926-0106581

File #22-DM-0736-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-13-2025
(AFFIX SEAL)

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stacey Wilson (NAME)	Cross Country Mortgage (NAME)	
736 Heritage Dr. (ADDRESS)	6850 Miller Rd (ADDRESS)	**042 07 0A 171.00**
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brecksville OH 44141 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GALEN JOHNSON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACEY WILSON, UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 460, Heritage Square, Phase Four, as shown on plat of record in Plat Book 6250, Page 178, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Galen Johnson, an unmarried man, by Warranty Deed from Jennifer L. Knap, unmarried, of record in Instrument No. 20130805-0081701, in the Register's Office for Davidson County, Tennessee, dated July 23, 2013 and recorded on August 5, 2013.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Heritage Square Phase Four, as recorded in Plat Book 6250, Page(s) 178.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 6407, Page 59.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **736 Heritage Drive, Nashville, TN 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 21st day of September, 2022.

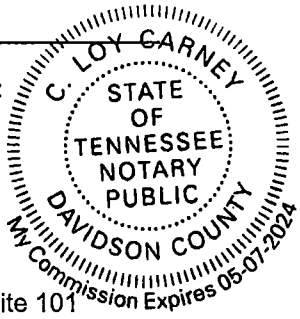
Galen Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2022, before me personally appeared Galen Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of September, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204