WARRANTY DEED

Karen Johnson Davidson County
Batch# 921820 DEEDWARR
09/27/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220927-0106699

JM-C-22-3703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 01/08/2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Harrison Johnson	**NEW OWNER**	
(NAME)	(NAME)	**133-11-0-184.00**
3703 Valley Ridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, **ELYSE BARBARA PETIT AND DAVID GENET, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM HARRISON JOHNSON, A SINGLE MAN,** 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. 199 on the Plan of Section Three, Valley View Meadows of record in Plat Book 3700, Page 93, 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 Elyse Barbara Petit and David Genet, wife and husband by Warranty Deed from Stacey R. Couser, unmarried of record in Instrument No. 20170829-0088572 Register's Office for Davidson County, Tennessee, dated August 24, 2017 and recorded on August 29, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3673, Page 439, Book 4082, Page 106, Book 4065, Page 227, and Book 3770 Page 214, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 3182, Page 261, Book 3498, Page 196 and Book 3504, Page 80, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3703 Valley Ridge Dr, Nashville, Tennessee 37211**.

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 23rd DAY OF SEPTEMBER, 2022.

Elyse Barbara Petit by Caroline Blankfort as Attorney in fact
Elyse Barbara Petit
by Caroline Blankfort as Attorney-in-fact

David Genet by Caroline Blankfort as Attorney in fact
David Genet
by Caroline Blankfort as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caroline Blankfort, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELYSE BARBARA PETIT AND DAVID GENET, and who acknowledged he/she/they executed the same as the free act and deed of the said ELYSE BARBARA PETIT AND DAVID GENET.

Witness my hand and official seal, this the 23rd of September, 2022.

Lindsay B. Pettet
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. PETTET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 9/23/2022.

Affiant Signature

9/26/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY