Karen Johnson Davidson County
Batch# 921961 DEEDWARR
09/27/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,364.30
20220927-0106903

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Edward Gordon and David Riley Gordon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura Elizabeth Johnson and Wesley Hopper, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Sheffield on the Harpeth, Phase III-D, a Planned Unit Development, of record in Plat Book 7900, Page (s) 710 and 712, 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 Joel E. Gordon and wife, Alice M. Gordon by Warranty deed from Phillips Builders, Inc., a Tennessee Corporation of record in Book 9536, page 132, Register's Office for Davidson County, Tennessee, dated November 30, 1994 and recorded on December 02, 1994. Said Alice M. Gordon became deceased on August 24, 2009, vesting Joel E. Gordon as surviving tenant. Said Joel E. Gordon became deceased on November 22, 2021 leaving Last Will and Testament filed for Probate in Docket No. 21P-2526, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Timothy Edward Gordon and David Riley Gordon are named Co-Executors and Beneficiaries of the Estate of Joel E. Gordon, deceased.

Being the same property conveyed to Timothy Edward Gordon and David Riley Gordon by Co-Executor's Quitclaim Deed from Timothy Edward Gordon and David Riley Gordon, Co-Executors of the Estate of Joel E. Gordon (The Decedent), who died on November 22, 2021 and whose estate is open and is being administered pursuant of Decedent's last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P-2526 of record in Instrument No. 20220629-0075359 Register's Office for Davidson County, Tennessee, dated June 01, 2022 and recorded on June 29, 2022.

The subject property was not the residence of the Grantors.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 601 Ferringdon Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Laura Elizabeth Johnson 601 Ferringdon Court Nashville, TN 37221	Capstar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	141-15-0D-199.00

WITNESS THE EXECUTION HEREOF this 26th day of September, 2022.

Timothy Edward Gordon

David Riley Gordon

State of Tennessee)
County of Davidson)

On this 26th day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy Edward Gordon and David Riley Gordon, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. BOSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 639,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of September, 2022.

Notary Public

My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/26/2022.

D. Shayne Adair

9/27/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 27 day of September 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026