Karen Johnson Davidson County
Batch# 925074 DEEDWARR
10/04/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20221004-0109461

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me this 29th day of September, 2022.

Notary Public
My Commission Expires: 6/14/2026

2022-463

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert B. Jewell, III and Robert B. Jewell, II	New Owners	
5304 Hunters Ridge		161-10-0A-129.00-CO
Nashville, TN, 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Donna L. Johnson, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert B. Jewell III, an unmarried man and Robert B. Jewell II, a married man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Villages of Brentwood, Phase Two, of record in Plat Book 6250, Page 169, and Surveyor's Certificate of Correction in Book 8484, Page 140, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Donna L. Christ, unmarried by Warranty Deed from Joseph R. Blair and wife, Corrie Blair of record in Instrument No. 20070501-0051894 Register's Office for Davidson County, Tennessee, dated April 24, 2007 and recorded on May 01, 2007.

Donna L. Christ and Donna L. Johnson are one and the same person.

Grantor, Donna L. Johnson, is currently married to Derek Johnson who has never held title nor resided in the above described property. Grantor further warrants and convenants that the property does not constitute any part of her homestead and that fair and adequate consideration has been paid.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5304 Hunters Ridge, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of September, 2022.

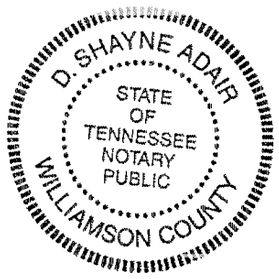
Donna L. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna L. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2022.

Notary Public: D. Shayne Adair
My Commission Expires: 06/14/2026



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 9/29/2022.

D. Shayne Adair

10/3/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 3 day of October, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D Wideman
Notary Public
My Commission Expires: 03/07/2026