Karen Johnson Davidson County
Batch# 930063 DEEDWARR
10/14/2022 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20221014-0113012

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0652

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leland Gregory, III, unmarried	Truist Bank	Map: 13615009100
(NAME) 3578 Gondola Drive	(NAME) PO Box 79041	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID A. JOHANSON AND JACKIE JOHNSON, BOTH UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LELAND GREGORY, III, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situate and lying in Davidson County, Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot Number 38A on the Plan of Chelsea of Priest Lake, Section One-A, Lots 38 through 42, as shown on plat of record in Plat Book 6250, page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David A. Johanson, unmarried and Jackie Johnson, unmarried, tenants in common with right of survivorship, by Quitclaim Deed from David A. Johanson, unmarried, of record in Instrument No. 20220825-0096193, dated August 25, 2022, Register's Office for said County.

Being the same property conveyed to David A. Johanson, unmarried male, by Warranty Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington D.C., of record in Instrument No. 20040224-0020915, dated February 19, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 87, amending Plat Book 5200, Page 696, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6213, Page 806, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3578 Gondola Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th and 14th day of October, 2022.

David A. Johanson

Jackie 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 David A. Johanson, 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 this, 14th day of October, 2022.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Jackie 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 this, 6th day of October, 2022.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, 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 October 14, 2022.

(AFFIANT) – Laura Hamann

10/14/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of October, 2022.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY