Karen Johnson Davidson County
Batch# 937867 DEEDWARR
11/04/2022 08:46:30 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20221104-0118915

6089

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSEER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Dennis L. King and John R. Murphy	SWBC Mortgage	024-00-0-156.00
(NAME)	(NAME)	
4866 Brick Church Pike	PO Box 11733	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221926

For and 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, I/we, **Tamra R. Wright and Kimberly Kay Cox** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dennis L. King, unmarried and John R. Murphy, unmarried**, as tenants in common with right of survivorship hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Tract No. 1 on the Plan of division of the Nellie Phelan Ragan (deceased) property, and more particularly described as follows: Beginning at an iron pin in the westerly line of Brick Church Pike, the southeast corner of the Taylor property; thence North 35° 00' West for a distance of 150.00 feet to an iron pin by a walnut tree; thence North 57° 00' West for 120.00 feet to a fence post; thence North 27° 00' West for a distance of 102.00 feet to an iron pin; thence North 43° 00' West for a distance of 102.00 feet to a steel post; thence North 45° 00' West for a distance of 150.00 feet to an iron pin by walnut tree; thence North 50° 00' West for a distance of 49.00 feet to an iron pin and elm tree; thence North 64° 00' West for a distance of 272.00 feet to an iron pin; thence North 55° 15' West for a distance of 175.00 feet to an iron pin in fence line, the northwest corner of this Tract; thence North 36°30' East for a distance of 160.00 feet to an iron pin, the Northeast corner of this tract; thence South 61° 00' East for a distance of 445.00 feet to an iron pin; thence South 54° 08' East for a distance of 656.00 feet to an iron pin in the westerly line of Brick Church Pike; thence along the westerly margin of Brick Church Pike South 37° 15' West for a distance of 300.00 feet to the point of beginning, containing 5.07 acres, more or less, according to a survey by Donald R. Carver, Surveyor, Lic. #271, dated 09/25/1981.

BEING the same property conveyed to Charles L. Johnson and wife, Loretta Johnson by Warranty Deed from Bettie P. Spain, Charlie Horace Phelan Sr., Annie P. Stephens, Georgia P. Boyce, Etta Virginia Bearden, Rosalee M. Roach and J.W. Miller, dated November 11, 1981 and filed of record in Book 5821, page 785, Register's Office for Davidson County, Tennessee. The said Loretta Johnson having died on or about 03/22/2013, leaving the said Charles L. Johnson, the surviving tenant by the entirety and sole owner of said land. The said Charles L. Johnson died intestate, a citizen and resident of Davidson County, Tennessee, on or about 02/24/2021. Pursuant to Affidavit of Heirship of record in Instrument No. 20220829-0097355, said Register's Office, the said Charles L. Johnson is survived by his children, Tamra R. Wright and Kimberly Kay Cox, his sole heirs at law.

This property does not constitute the primary residence of the Grantees and is for investment purposes only

Unimproved ☐

This is improved ☒ property, known as 4844 Brick Church Pike, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of October, 2022

Tamra R. Wright
Tamra R. Wright

Kimberly Kay Cox
Kimberly Kay Cox

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tamra R. Wright and Kimberly Kay Cox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of October, 2022.

Notary Public
My Commission Expires: 1/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 27 day of October, 2022.

Ernest D. Bennett, III 10/27/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 27 day of October, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Commission Expires: January 10, 2023