This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19434-LV

Karen Johnson Davidson County
Batch# 938010 DEEDWARR
11/04/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20221104-0119141

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $354,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2022.

Notary Public
My Commission Expires: _____

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Johnson and Regina Johnson 3409 Country Ridge Drive Antioch, TN 37013	New Owners	150 07 0 330.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael A. Dennis and wife, Yolanda Michelle Dennis**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anthony Johnson and Regina Johnson, husband and wife**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davison County, Tennessee, and being Lot No. 266 on the Plan of the Country, Section 6-B, of record in Book 5200, Pages 741 and 742, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael A. Dennis and wife, Yolanda Michelle Dennis by Warranty Deed from Thomas B. Howell, Jr. and wife, Terri V. Howell of record as Instrument No. 36909 (book) 9306 / (page) 109 in the Register's Office for Davidson County, Tennessee, dated March 29, 1994 and recorded on April 8, 1994.

This is improved property located at: **3409 Country Ridge Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2022.

GRANTOR:

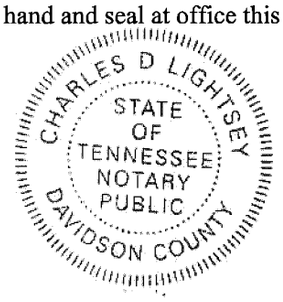
Michael A. Dennis

Yolanda Michelle Dennis

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael A. Dennis and Yolanda Michelle Dennis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2022.



Notary Public
My Commission expires: 3/3/26

202211040119141

Certificate of Authenticity

I, Jameika Jones, 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 11/2/2022.

Date

Jameika Jones
Affiant Signature

11/04/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4th day of November, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)