Karen Johnson Davidson County
Batch# 945787 DEEDWARR
11/29/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20221129-0125222

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $290,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of November, 2022.

NOTARY PUBLIC

My commission expires:

MANDY ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires August 19, 2025
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Randy Lee McLellan and Pamela McLellan	Fairway Independent Mortgage	061-15-0-194.00
(NAME)	(NAME)	
1604 Norvel Ave.	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Carrollton, TX 75007	

Warranty Deed

For and in Consideration of the sum of $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, I/we **Forrest E. Johnson, Jr. and Betty S. Johnson, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Randy Lee McLellan and Pamela McLellan, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

and in Davidson County, Tennessee, being Lot No. 34 of Block "A", as shown on the map entitled Re-Subdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FORREST E. JOHNSON, JR., by deed from BENJAMIN J. WOODY AND WIFE, HELGA M. WOODY, of record in Book 5133, page 992, dated April 7, 1977, said Register's Office. For further reference, see Quitclaim Deed of record in Book 6875, page 934, said Register's Office.

This property is __unimproved _X_improved property known as: 1230 Sunnymeade Drive, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of November, 2022.

Forrest E. Johnson, Jr.

Betty S. Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Forrest E. Johnson, Jr. and Betty S. Johnson, the herein bargainor, 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 the 23rd day of November, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/23/22.

Date

Celia Stewart-Rouse

Affiant Signature

11/23/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of November, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202211290125222