Karen Johnson Davidson County
Batch# 951684 DEEDWARR
12/14/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $776.63
20221214-0129644

WARRANTY DEED

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristena Jordan Scott	Address of New Owner	119-14-0A-134.00CO
(NAME)	(NAME)	
3498 Sandy Springs Rd.		
(ADDRESS)	(ADDRESS)	
Cedar Hill, TN 37032		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adelva B. Johnston, as Trustee under the Kathy Lynn Johnston Revocable Living Trust dated the 18th day of June, 2002,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristena Jordan Scott, a married person,** 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:

Unit No. 134, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Adelva B. Johnston, as Trustee under the Kathy Lynn Johnston Revocable Living Trust dated the 18th day of June, 2002 by deed dated July 16, 2002 from Marcus Johnston and Adelva B. Johnston, husband and wife of record in Instrument No. 20020812-0097073, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2929 Selena Drive, Unit J-134, Nashville, TN 37211
(House Number) (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 my/our hands this 9th day of December, 2022.

Adelva B. Johnston, as Trustee under the Kathy Lynn Johnston Revocable Living Trust dated the 18th day of June, 2002

By: Adelva B. Johnston, Trustee
Adelva B. Johnston, Trustee

State of Florida,
County of Duval

Personally appeared before me, a notary public in and for the state and county aforementioned, Adelva B. Johnston with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of the Kathy Lynn Johnston Revocable Living Trust dated the 18th day of June, 2002 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 9th day of December, 2022.

Notary Public
My Commission Expires: 2/15/25

LOGAN HINTERLEITER
MY COMMISSION # HH 092859
EXPIRES: February 15, 2025
Bonded Thru Notary Public Underwriters

File No.: 22-Scott

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/09/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/09/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 **day of** December **,** 2022**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM