Return to:
Southern Land Title & Escrow, Inc.
PO Box 217
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 953320 DEEDWARR
12/20/2022 08:28:00 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20221220-0131209

SLTE#2305

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeffery Johnson	(NEW OWNERS)	Map 150-04-00-
7553 Nolensville Road		Parcel 04.00
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **S.A. Ventures, LLC, a Tennessee limited liability company,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jeffery Johnson,** unmarried, (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38B on the plan of CHELSEA OF PRIEST LAKE, SECTION 1-A, LOTS 38 THRU 42, of record in Plat Book 6250, page 87, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to S.A. Ventures, LLC, a Tennessee limited liability company by warranty deed dated May 15th, 2008 from Jane S. Hollingsworth-McCrum and husband, John M. McCrum of record in Instrument No. 20080516-0050375, said Register's Office.

This is the same legal description used in previous deed of record.

This conveyance is subject to the following:

1. **2023 Taxes, a lien, not yet due and payable.**
2. **Restrictions of record in Book 6213, page 805, said Register's Office.**
3. **Any and all matters appearing on the plan of record in Book 6250, page 87, said Register's Office.**

This is IMPROVED property commonly known as **3603 Victoria Station Court, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 15th day of December, 2022.

Notary public:
My commission expires: 10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of December, 2022.

S.A. VENTURES, LLC

BY: Sybil Spaulding Manager
Sybil Spaulding, Manager

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SYBILL SPAULDING, as Manager of S.A. VENTURES, LLC,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at City of Nolensville, State of Tennessee, this 15th day of December, 2022.

Notary Public
My Commission Expires:10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON