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

Karen Johnson Davidson County
Batch# 962311 DEEDWARR
01/19/2023 08:23:40 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20230119-0004255

SLTE#2311

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeffery Johnson	(NEW OWNER)	Map 136-15-00-
7553 Nolensville Road		Parcel 94.00
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, **Sybil A. Spaulding,** unmarried, (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 66-B, of the ZONE LOT DIVISION LOTS 64 THRU 68, CHELSEA OF PRIEST LAKE, SECTION ONE-B of record in Instrument No. 20050201-0011920, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sybil A. Spaulding, unmarried by warranty deed dated January 28th, 2005 from Debra A. Craig, from Debra Ann Wilker, unmarried of record in Instrument No. 20050201-0011920, 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 6298, page 539, said Register's Office.**
3. **Any and all matters appearing on the plan of record in Book 6250, page 365, said Register's Office.**

This is IMPROVED property commonly known as **3563 Gondola Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 12th day of January, 2023.

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 herself, her heirs 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 12th day of January, 2023.

Sybil A. Spaulding

[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 A. SPAULDING,** 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 12th day of January, 2023.

Notary Public
My Commission Expires:10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON