Karen Johnson Davidson County
Batch# 969581 DEEDWARR
02/13/2023 08:10:04 AM 2 pgs
Fees: $13.00 Taxes: $2,081.25
20230213-0010083

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143516

JOSEPH VANCE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF GREENE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $562,500.00.

Hunter S. Johnson
Affiant

Subscribed and sworn to before me, this 9th day of February, 2023.

Notary Public
My Commission Expires: 02/28/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thad Watkins Construction, LLC 108 River Oaks Rd Brentwood, TN 37027	New Owner	Tax Parcel ID No. 118-13-0-188.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hunter S. Johnson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thad Watkins Construction, LLC, a Tennessee Limited Liability Company,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled Green Acres Subdivision, of record in Plat Book 1424, page 21, 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 MRS. HUNTER S. EGLITIS, by deed from JOHN HOWARD FAUST AND WIFE, ANNIE LAURIE B. FAUST, of record in Book 3281, page 393 , dated September 19, 1961 , said Register's Office.

HUNTER S. JOHNSON formerly HUNTER S. EGLITIS, for the purpose of creating a tenancy by the entireties, conveyed to JAMES A. JOHNSON, her husband, by quitclaim deed of record in Book 9269, page 950, dated March 4, 1994, said Register's Office.

James A. Johnson having since died on December 13, 2008. His interest in said property having transferred to Hunter S. Johnson upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 118-13-0-188.00.

Matters shown on the Plan of record in Plat Book 1424, page 21, said Register's Office.

This is improved property located at 3618 General Bate Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of February, 2023.

Hunter S. Johnson

Hunter S. Johnson

STATE OF TENNESSEE)
COUNTY OF Washington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hunter S. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2023.

Notary Public

My Commission Expires: 02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE