Karen Johnson Davidson County
Batch# 975071 DEEDWARR
02/28/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230228-0014234

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $295,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 24th day of February, 2023.<br><br>Notary Public<br><br>My commission expires: 1-11-26 |

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Drew Patterson and Mallory Patterson | Broker Solutions Inc. dba New American Funding | 069-16-0-047.00 |
| 3701 Hydes Ferry Rd. | PO Box 650076 | |
| Nashville, TN 37218 | Dallas, TX 75265 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN T. JOHNSON, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW PATTERSON AND MALLORY PATTERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a point in the center of Old Hydes Ferry Turnpike Road, at what was formerly W. J. Unerwood's Southeast corner and F. A. Treppard's Northeast corner and running thence South 57 degrees West with the northerly boundary line of said F. A. Treppard's Tract, 207.9 feet to a stone on the West side of a branch; thence down said branch, 100 feet; thence easterly to the center of said Road; thence South 37 1/2 degrees East with the center of said Road, 100 feet to the beginning.

Being the same property conveyed to Brian T. Johnson by Warranty deed from Nathan L. Bass and wife, Kristi L. Bass of record in Instrument No. 20090901-0082162 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 1, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3701 Hydes Ferry Road, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2023.

**Brian T. Johnson**

STATE OF GEORGIA
COUNTY OF Coweta

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian T. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of February, 2023.

Lori Davis
NOTARY PUBLIC
Coweta County, GEORGIA
My Commission Expires 12/02/2024

Notary Public

My Commission Expires: 12/2/2024

Ashley Foster Johnson, spouse of Brian T. Johnson, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he/she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee. The said Ashley Foster Johnson having no personal liability for the repayment of the loan secured by this instrument, or the covenants and warranties of this instrument.

**Ashley Foster Johnson**

STATE OF GEORGIA
COUNTY OF Coweta

Ashley Foster Johnson
L.D.

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Brian T. Johnson~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of February, 2023.

Notary Public

Lori Davis
NOTARY PUBLIC
Coweta County, GEORGIA
My Commission Expires 12/02/2024

**True Copy Certification**

I, **Diane March,** 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 this the 24th day of February, 2023.

Affiant Signature
Date 02/24/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

