Karen Johnson Davidson County
Batch# 976056 DEEDWARR
03/02/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230302-0014942

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~Davidson~~ champaign

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Ross D Johnson
Affiant

Subscribed and sworn to before me, this 27th day of February, 2023.

RICK LOMA
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 3, 2027

Notary Public
My commission expires:
01/03/2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Angela Jones	**New Owner**	**187050A16100CO**
3406 Bristol Aly	**Same**	
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ross D Johnson, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Jones, single woman

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:

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Burkitt Springs, Phase 3, of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170209-0013607, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ross D Johnson, an unmarried person, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated March 29, 2018, of record in Instrument No. 20180402-0030333, in the Register's Office for Davidson County, Tennessee. Hannah Johnson hereby signs to convey any interest she may have, marital or otherwise as the spouse of Ross D. Johnson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3406 Bristol Aly, Nolensville, TN 37135.

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 in 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.

Ross D Johnson Date: 2/27/23
Ross D Johnson

Hannah Johnson Date: 2/27/23
Hannah Johnson

STATE OF Illinois

COUNTY OF Champaign

Personally appeared before me, a Notary Public of said County and State, Ross D Johnson and Hannah Johnson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2023.

NOTARY PUBLIC

RICK LOMA
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 3, 2027

My Commission Expires: 01/03/2027

Certificate of Authenticity

I, Jennifer Russell, 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 2/27/23.
Date

Jennifer Russell
Affiant Signature

3/2/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 2nd day of March, 20 23.

Notary's Signature

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)

