Send Tax Bills To:
Rodney S. Monteith
2134 Elm Hill Pike
Nashville, TN 372140

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Rodney S. Monteith
2134 Elm Hill Pike
Nashville, TN 372140

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 992959 DEEDWARR
04/17/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230417-0028186

Map & Parcel No: 108-07-0B-013-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (225,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cynthia L. Johnson and Grant S. Johnson,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rodney S. Monteith** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Number 13, Building B, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, and Instrument of Correction in Book 7153, Page 617, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Cynthia L. Johnson and Grant S. Johnson by Warranty Deed from Aaron Cerutti and Chloe Cerutti, husband and wife, dated August 5, 2016 and recorded August 8, 2016 in Instrument No. 20160808-0082151, Register's Office of Davidson County, Tennessee.

This is IMPROVED property also known as 111 North Timber Drive, Nashville TN 37214.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of April, 2023 .

Grant S. Johnson

Cynthia L. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of April, 2023, before me personally appeared Grant S. Johnson and Cynthia L. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of April, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 11th day of April, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Electronic Document Certification

I, Mallory Dunn, 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 4/11/23.

Mallory D

Signature

Mallory Dunn

Printed Name

admin assistant

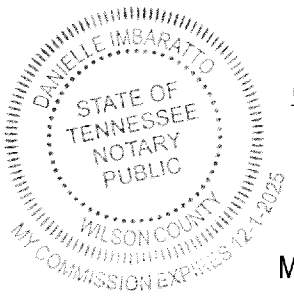
Title

Date: 4/17/23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17th day of April, 2023.



Danielle I

Notary signature

My commission expires: