WARRANTY DEED

JM-P-23-1220

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 998198 DEEDWARR
05/01/2023 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20230501-0031949

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jane Hunter Smittkamp and Douglas Wayne Smittkamp	**NEW OWNER**	
(NAME)	(NAME)	
1220 Lilac Dr		**075-12-0E-036.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUSTIN L. JOHANSEN, UNMARRIED AND JILLIAN A. JOHANSEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANE HUNTER SMITTKAMP AND DOUGLAS WAYNE SMITTKAMP, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Plan of Final Plat, Blossom Trace, First Revision of record in Plat at Instrument No. 20010920-0101754 and corrected by Surveyors Certificate of Correction in Instrument Number 20011025-0116872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dustin L. Johansen and Jillian Anne Johansen, husband and wife by Warranty deed from Mark Pizzulo, an unmarried man of record in Instrument No. 20201231-0155206 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on December 31, 2020.

The grantors have since divorced as evidenced in Case No. 22D1274 in the Third Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument Number Instrument No. 20010920-0101745 and Certificate of Correction recorded in Instrument No. 20011025-0116872, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20010724-0078292, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20001220-0124666, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1220 Lilac Dr, Hermitage, Tennessee 37076.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 28th DAY OF APRIL, 2023.

Dustin L. Johansen

Jillian A. Johansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUSTIN L. JOHANSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILLIAN A. JOHANSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 04/28/2023.

Kirsten Virden
Affiant Signature

04/28/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of April, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

