Karen Johnson Davidson County
Batch# 1007503 DEEDWARR
05/25/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230525-0039461

Name and Address of New Owner:
Steve S. Uy
517 Des Moines Drive Nashville, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 075-03-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Josh L. Johnson, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steve S. Uy,** Married, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 18, on the Plan of Tulip Grove, Section I, of Record in Plat Book 3700, Page 106, 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 Josh L Johnson, a single man by Deed dated August 24, 2020, from William Armistead Gayle V and Charles Blackburn Gayle Tenants in Common with Right of Survivorship, recorded August 25, 2020, in Instrument Number 202000825-0095874, in the Official Records of Davidson County, Tennessee.

This property is known as **517 Des Moines Drive, Nashville, TN 37076**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 19th day of May, 2023.

(SEAL)
Josh L. Johnson

STATE OF Tennessee
COUNTY OF Davidson

On this ____ day of May, 2023, before me personally appeared Josh 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 17th day of May, 2023.

Notary Signature
My commission expires: 4/21/2025

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 $370,000.00, 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 MONTGOMERY

Sworn to and subscribed before me this 22nd day of May, 2023.

Notary Signature
My commission expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

May 21 2023

Affiant Signature

Date: 5-21-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24 day of May 2023

Notary Signature

My Commission Expires:

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

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