Name and Address of New Owner:
Ion Renita and Richard Johnson
1657 STOKLEY LN
OLD HICKORY, TN 37138
Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 1007983 DEEDWARR
05/26/2023 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230526-0039735

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 064-01-0-138.00

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, **Roy M. Dale and wife Lisa C. Dale**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ion Renita and Richard Johnson, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 171 and 172 on the Plan of Final Plat, Phase Two, Cleveland Hall Subdivision, as shown on plat of record in Instrument No. 20020304-0026804 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 Roy M. Dale and wife, Lisa C. Dale, by General Warranty deed from Cleveland Hall, LLC., a Tennessee limited liability company, of record in Instrument No. 20030106-0002119, Register's Office for Davidson County, Tennessee, dated January 6, 2003 and recorded on January 6, 2003. (Value of consideration shown in aforementioned deed $140,000.00.).

This is improved property known as 1657 Stokley Lane, Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 23rd day of May, 2023.

_____(SEAL)
Roy Dale

_____(SEAL)
Lisa Dale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 23rd day of May, 2023.

STEVEN R. ISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 7/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $950,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 23rd day of May, 2023.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

_____
Notary Public
My commission expires: 10/21/24

File No. GNT-22-2545

202305260039735

Tennessee Certification of Electronic Document

I, Lindy Lehn, 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 5/23/2023 (date of document).

Affiant Signature

5/25/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of May, 2023.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/24/24