ɔhnson Davidson County
Batch# 1011076 DEEDWARR
06/05/2023 10:18:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230605-0042298

THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F)

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
BILLY JOE JOHNSON 6254 Eatons Creek Road Joelton, Tennessee 37080	Same	068 00 0 092.00

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BILLY JOE JOHNSON** and **JIMMIE LOU SANDERS** hereinafter referred to as Grantors have bargained and sold, and by these presents do transfer and convey unto **BILLY JOE JOHNSON, trustee of the BILLY JOE JOHNSON REVOCABLE LIVING TRUST DATED** 5-25-2023 (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantee), his successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

For back title, see Book 10315, Page 468, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

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, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind Grantors, Grantors' heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 25 day of May, 2023.

BILLY JOE JOHNSON

JIMMIE LOU SANDERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **BILLY JOE JOHNSON and JIMMIE LOU SANDERS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 25 day of May, 2023.

BARRY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

My Commission Expires: .

My Commission Expires 02 -08-2027

Exhibit A

BEGINNING at a point in the southerly margin of Old Hydes Ferry Pike, said point being the common front corner of the Stewart Tract, as of record in Book 7055, Page 377, Register's Office for Davidson County, Tennessee, and the herein described tract of land; thence, leaving the southerly margin of Old Hydes Ferry Pike, South 6° 48' 33" West, 249.95 feet to a point; thence, South 1° 38' 19" West, 98.56 feet to a point; thence, South 7° 37' 21" West, 30.39 feet to a point; thence, South 13° 41' 07" West, 76.22 feet to a point; thence, South 9° 30' 08" West, 110 feet, more or less, to a point; thence, eastwardly 350 feet, more or less, field measured (135 feet, more or less, Deed measured) to a point; thence, northwardly 550 feet, more or less, field measured (530 feet, more or less, Deed measured) to a point, said point being in the southerly margin of Old Hydes Ferry Pike; thence, with the said southerly margin of Old Hydes Ferry Pike, westwardly 180 feet, more or less, field measured (135 feet, more or less, Deed measured) to the point of BEGINNING.