THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	STATE OF **Tennessee** COUNTY OF **Davidson** The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.** Affiant Subscribed and sworn to before me, this **8th day of June, 2023.** **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1013080 DEEDWARR
06/09/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230609-0043871

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julie Bickline **Anthony C Garcia** **201 Moncrief Avenue** **Goodlettsville, TN 37072**	Scott Credit Union 101 Credit Union Way Edwardsville, IL 62025	**01816015300** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kristina Marie Johnson and Clarence Johnson, Jr, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Julie C Bickline, as single person and Anthony C Garcia, a single person, as joint tenants with right of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1, Re-Sub of Lots 3 Thru 7 Map of Moncrief Subdivision Mathes Lands, as of record in Book 8250, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristina Marie Johnson and Clarence Johnson, wife and husband, by Warranty Deed from Diane M. Gupton, an unmarried woman, of record in Instrument No. 20190903-0088654, in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **201 Moncrief Avenue, Goodlettsville, TN 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 **8th day of June, 2023.**

Kristina Marie Johnson

Kristina Marie Johnson

Clarence Johnson, Jr

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of June, 2023, before me personally appeared Kristina Marie Johnson and Clarence Johnson Jr, 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 8th day of June, 2023.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 8 day of June, 2023.

Affiant Signature

Date 6-8-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024