Karen Johnson Davidson County
Batch# 1015486 DEEDWARR
06/15/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20230615-0045664

WESLEY BLOW NOTARY PUBLIC TENNESSEE My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $785,000.00 Affiant Subscribed and sworn to before me, this 14th day of June, 2023. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kevin C. Hammett and Sarah B. Hammett	**New Owner**	**168-00-0-197.00**
9115 Hester Beasley Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Richard A. Johnson and Dawn Michelle Johnson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin C. Hammett and Sarah B. Hammett, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING PART OF THE H.T. CLAXTON PROPERTY OF RECORD IN BOOK 4754, PAGE 445, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF HESTER BEASLEY ROAD IN THE EAST LINE OF BOOK 4237, PAGE 142, GREER ESTATE, THENCE WITH SAME NORTH 08 DEG 03' 06" WEST 1218.04 FEET TO A 48" WHITE OAK, THENCE WITH THE SOUTH LINE OF BOOK 5396, PAGE 450 SOUTH 85 DEG 10' 25" EAST 194.40 FEET TO A POINT; THENCE SOUTH 8 DEG 03' 06" EAST 1087.17 FEET TO THE CENTER LINE OF HESTER BEASLEY ROAD; THENCE WITH HESTER BEASLEY ROAD SOUTH 57 DEG 14' 17" WEST 209.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.03 ACRES MORE OR LESS.

Being the same property conveyed to Richard A. Johnson, Jr. and Dawn M. Johnson, husband and wife, by deed dated October 15, 2013 from Gregory H. Wray and wife, Deborah A. Wray, of record in Instrument No. 20131016-0107975, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 9115 Hester Beasley Road, Nashville, TN 37221.

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 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 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 14th day of June, 2023.

Richard A. Johnson

Dawn Michelle Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Richard A. Johnson and Dawn Michelle Johnson, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of June, 2023.

My commission expires: 11-5-2024

Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **23-161**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Scott Hubbard, 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

June 14, 2023.

Date

Affiant Signature

June 14, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of June, 2023

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)