WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017720 DEEDWARR
06/22/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230622-0047404

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. Suite 202, Nashville, TN 37212

File No.: NAS1080-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Spencer Johnson	Canopy Mortgage, LLC	033-12-0-084.00
(NAME) 211 Friendship Drive	(NAME) 360 Technology Ct, Ste 200	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Lindon, Utah 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Five Thousand And No/100 Dollars ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY ANN BESS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER JOHNSON, A SINGLE PERSON**, 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:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Gateway, Section 1, of record in Plat Book 3300, Page 39 and 40, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 41 fronts 68.0 feet on the Northerly margin of Friendship Drive and extends back 199.4 feet on the Westerly line and 108.0 feet on the Easterly line to a dead line in the rear, measuring 130.9 feet thereon.

Being the same property conveyed to Mary Ann Bess by Quitclaim deed from James L. Bess of record in Book 11427, page 892, Register's Office for Davidson County, Tennessee, dated March 26, 1999 and recorded on April 12, 1999.

This is improved ☒ property, known as 211 Friendship Drive, Goodlettsville, TN 37072

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this the 21st day of June, 2023

Mary Ann Bess

Mary Ann Bess

State of Tennessee
County of Davidson

On this the 21st day of June, 2023, before me personally appeared **Mary Ann Bess** ,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 (or person's) fee act and deed.

Witness my hand, at office, this the 21st day of June, 2023.

Notary's Signature

My commission expires: 7/3/23

(Seal)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

True Copy Certification

I, **Tonya Cherry,** 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 21 day of June, 2023.

Affiant Signature
Date 6-21-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 2-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON