Karen Johnson Davidson County
Batch# 1020182 DEEDWARR
06/28/2023 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20230628-0049442

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-2181

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of June, 2023

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William A. Street, Lunden D. Johnson 4427 South Trace Boulevard Old Hickory, TN 37138	CedarStone Bank 900 West Main Street Lebanon, TN 37087	064-09-0A-014.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Lewis Dale Johnson, Jr., Mary Adelia Johnson, and Elizabeth Daniell Bennett

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William A. Street, married and Lunden D. Johnson, married tenants in common with expressed rights of survivorship

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:

Being Unit Number 4427 of Southfork Condominiums, Phase One, a horizontal property regime established by Master Deed of record in Book 6783 at page 839, and in Book 6994, page 447, the Plat of which is of record in Plat Book 6783 at page 865, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ann J. Tate by Cash deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 7805, Page 823, Register's Office for Davidson County, Tennessee, dated March 31, 1989 and recorded on March 31, 1989.
The said Ann J. Tate, also known as Ann Jaggers Tate, died on or about November 14, 2022. Reference is made to the Last Will and Testament admitted to Probate for the limited purpose of muniment of title in Docket No. 22P2328, Chancery Court of Davidson County, Tennessee, naming Lewis Dale Johnson, Jr., Mary Adelia Johnson, and Elizabeth Daniell Bennett as devisees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 4427 South Trace Boulevard, Old Hickory, TN 37138

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 so 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.

Dated this the 21st day of June, 2023.

Lewis Dale Johnson, Jr

Elizabeth Daniell Bennett by Lewis Dale Johnson, Jr., her Attorney-In-Fact

Mary Adelia Johnson by Lewis Dale Johnson, Jr., her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of June, 2023, before me personally appeared Lewis Dale Johnson, Jr, ~~Judy A Johnson~~, Lewis Dale Johnson, Jr. and Lewis Dale 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 21st day of June, 2023.

Notary Signature
My commission expires: October 25, 2026



STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of June, 2023, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lewis Dale Johnson, Jr.** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Elizabeth Daniell Bennett, and Mary Adelia Johnson,** and acknowledged that as said power of attorney executed the same as their free act and deed for the purposes therein contained.

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

Notary Signature
My commission expires: October 25, 2026



Certificate of Authenticity

I, Joshua A. Terry, 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 6/21/2023.

Affiant Signature – Joshua A. Terry

6/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/26/2023.

Olivia Mortensen

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON