Karen Johnson Davidson County
Batch# 1030354 DEEDWARR
07/25/2023 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20230725-0057356

# Warranty Deed

| | |
|---|---|
| Brad Krivensky State of Tennessee Notary Public Williamson County | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $515,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 20th day of July, 2023.<br>Notary Public<br><br>My commission expires: 10/25/27 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Patrick Buchanan Howell, Jr. | New Owner(s) | 073-01-0-194.00 |
| 3921 Ivy Drive | | |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM RINGWALT-JOHNSON FKA WILLIAM E. JOHNSON, AN UNMARRIED MAN, AND ANNE M. RINGWALT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK BUCHANAN HOWELL, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 58 on the Plan of Moss Rose Heights, Section 4 of record in Plat Book 1835, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Johnson, a single man and Anne M. Ringwalt, a single woman, as tenants in common with rights of survivorship, by Warranty deed from Cynthia A. Durham, a single woman, by Katherine L. Bradds, her Attorney-In-Fact, by virtue of Power of Attorney recorded in Instrument No. 20191022-0108146, Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20191022-0108147 in the said Register's Office, dated October 15, 2019 and recorded on October 22, 2019.

William E. Johnson is now known as William Ringwalt-Johnson.

This Warranty Deed is being executed by virtue of Power of Attorney, recorded in Instrument No. _202307250057355_, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3921 Ivy Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2023.

**William Ringwalt-Johnson by Linda Johnson, his Attorney-In-Fact**

Anne M. Ringwalt
**Anne M. Ringwalt**

STATE OF KENTUCKY
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and on behalf of William Ringwalt-Johnson, as his attorney-in-fact, and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ day of July, 2023.

_____
Notary Public

My Commission Expires: _____

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anne M. Ringwalt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2023.

_____
Notary Public

My Commission Expires: 03.28.2026

ANURAG VISHNOI
Commission Expires
NOTARY
PUBLIC
Mar. 28, 2026
WAKE COUNTY, NC

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2023.

William Ringwalt-Johnson by Linda Johnson, his Attorney-in-fact

**William Ringwalt-Johnson by Linda Johnson, his Attorney-In-Fact**

_____

**Anne M. Ringwalt**

STATE OF KENTUCKY
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and on behalf of William Ringwalt-Johnson, as his attorney-in-fact, and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19 day of July, 2023.

Sonja F. Meador
Notary Public

My Commission Expires: 6-22-2025

**SONJA F. MEADOR**
**Notary Public-State at Large**
**KENTUCKY-Notary ID# KYNP30417**
**My Commission Expires: June 22, 2025**

STATE OF NORTH CAROLINA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anne M. Ringwalt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2023.

_____
Notary Public

My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Keith H. Solomon, 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 07/20/2023 (date of document).

Affiant Signature

07/25/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of July, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

