Karen Johnson Davidson County
Batch# 1032355 DEEDWARR
07/31/2023 09:55:30 AM 4 pgs
Fees: $23.00 Taxes: $518.00
20230731-0058696

Name and Address of New Owner and
Send Tax Bills To:
James M. Johnson and Kimberly Shoemaker-Johnson
5054 Highpoint Road
Pleasant View, TN 37146

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 095-04-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas C. Carrigan and Sharon L. Carrigan, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **James M. Johnson and Kimberly Shoemaker-Johnson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Eva-Mor Heights, Section II, of record in Plat Book 1835, Page 30, 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 Thomas C. Carrigan and Sharon L. Carrigan, husband and wife by Warranty Deed from Robert E. Wauford, Jr., a widower of record in Instrument No. 20230710-0052481 Register's Office for Davidson County, Tennessee, dated July 7, 2023 and recorded on July 10, 2023.

Being also known as 228 Ridgeway Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28th day of July, 2023.

Thomas C. Carrigan

Sharon L. Carrigan

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 28th day of July, 2023, before me personally appeared Thomas C. Carrigan and Sharon L. Carrigan, 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 this 28th day of July, 2023.

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Signature
My commission expires:_____

My Commission Expires
March 19, 2025

AFFIDAVIT OF VALUE

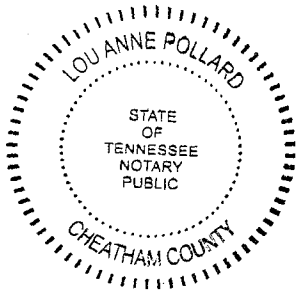
STATE OF TENNESSEE
COUNTY OF CHEATHAM

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas C. Carrigan
Affiant

Sworn to and subscribed before me this 28th day of July, 2023.

Lou Anne Pollard
Notary Public
My commission expires: ~~My Commission Expires~~ March 19, 2025
File No. 2023-1316



Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 7/28/23 (date of document).

Affiant Signature

7/31/23
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

