Karen Johnson Davidson County
Batch# 1041966 DEEDWARR
08/23/2023 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230823-0066055

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $650,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 18 day of August, 2023.

Notary Public
My commission expires: 10/2/2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elizabeth Johnson and Jane Burns 213 Claytie Ct Nashville, TN 37221	Lincoin Home Loans, LLC 40 Burton Hills Blvd, Ste., 200 Nashville, TN 37215	141-15-0D 112.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM J. ADDISON AND MICHELE H. ADDISON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELIZABETH JOHNSON, A SINGLE WOMAN, AS HER SOLE AND SEPARATE PROPERTY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Sheffield on the Harpeth, Phase II, as of record in Book 6900, Pages 410 and 411, Register's Office for Davidson County, Tennessee.

Said Lot No. 112 fronts 58.72 feet on the broken northerly margin of Claytie Court and extends back 125.00 feet on the northwesterly line and 113.51 feet on the southerly line to a broken line in the rear measuring 168.24 feet thereon.

Being the same property conveyed to William J. Addison and Michele H. Addison, as tenants by the entirety, by deed dated 03/27/1991, from Gregory George Komar and wife, Pamela Karen Komar, of record in Book 8318, page 480, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 213 Claytie Ct, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18 day of August, 2023.

William J. Addison

Michele H. Addison

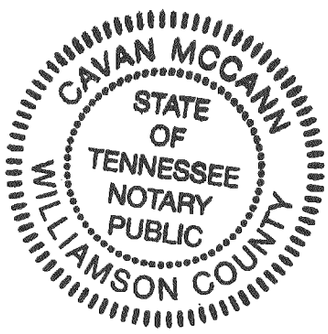
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William J. Addison and Michele H. Addison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of August, 2023.

My commission expires: 9/21/26

Notary Public



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/18/2023.

D. Shayne Adair

8/21/2023
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 21 day of August 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026