Karen Johnson Davidson County
Batch# 1042992 DEEDWARR
08/25/2023 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20230825-0066774

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

Charleth Mees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2023.

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

MY COMMISSION EXPIRES: 7-14-2027
(AFFIX SEAL)

14-NSH23-06393

Address of New Owner:	Send Tax Bills to:	Tax Information:
Laura Guerrero, a single woman 217 Riverstone Court Nashville, TN 37214	F&M Bank 2081 Wilma Rudolph Blvd. Clarksville, TN 37040	085 14 0A 217.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Warren Johnstone, III and Lois Mae Johnstone, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Laura Guerrero, a single woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

> Being Unit No. 217 on the Plan of Phase One, Riverstone Condominium, as shown by Plat of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Charles W. Johnstone, III and Wife, Lois Mae Johnstone, by Warranty Deed from Laura E. Keeter, An Unmarried Woman, of record in Instrument No. 20181116-0112935, in the Register's Office of Davidson County, Tennessee, dated November 13, 2018 and recorded on November 16, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 217 Riverstone Court, Nashville, TN 37214

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 25th day of August, 2023

Charles Warren Johnstone, III

Lois Mae Johnstone

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Warren Johnstone, III and Lois Mae Johnstone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Clarksville, Tennessee, this 25th day of August, 2023

Notary Public

My Commission Expires: 7-14-2027

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. Section 66-24-101(d)(3) after July 1, 2021

I, Jill Simmons 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 August 25, 2023 (date of document).

Jill Simmons — Custodian's Signature

8/25/2023 — Date

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

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

Notary Public

My Commission Expires: 10/16/27

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY