Karen Johnson Davidson County
Batch# 1054856 DEEDWARR
09/27/2023 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230927-0076000

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hayden Keith Fox | New Owner | |
| 5917 Banning Circle | | 183-05-0A-315.00 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **CHRISTY DUNCAN, EXECUTRIX OF THE ESTATE OF PEGGY JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYDEN KEITH FOX, UNMARRIED,** 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:

**Land in Davidson County, Tennessee, being Lot No. 503 on the Plan of October Woods, Phase Four, Section Seven B, a Planned Unit Development, of record in Plat at Instrument No. 200009070088378, 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 Raymond H. Johnson and wife, Peggy D. Johnson by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument No. 20010814-0087375 Register's Office for Davidson County, Tennessee, dated August 10, 2001. Raymond H. Johnson predeceased Peggy D. Johnson. Peggy D. Johnson having become deceased on Jully 7, 2023. Probate was filed in the Seventh Circuit for Davidson County, Probate Division, Docket 23P1346.The Last Will and Testament of Peggy Johnson vested the property in the Executor full power to convey said Real Property.**

**Property was not the marital residence for the Grantors.**

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

unimproved
This is improved x property, known as 5917 Banning Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 22 day of September, 2023

ESTATE OF PEGGY JOHNSON

BY: Christy Duncan Executrix

CHRISTY DUNCAN, EXECUTRIX

STATE OF ~~TENNESSEE~~ JDS Indiana

COUNTY OF ~~DAVIDSON~~ JDS Johnson

Personally appeared before me, the undersigned notary public, Christy Duncan with whom I am personally acquainted and who acknowledged that she can execute the within instrument for the purposes therein contained, and who acknowledged that they are the Executrixes of the Estate of Peggy Johnson, and who further acknowledged that she is authorized to execute the within instrument as Executrixes of Peggy Johnson said Estate.

Witness my hand and official seal this 22 day of September, 2023.

Commission expires:

6-11-25

Tamara Rae Storey

Notary Public

TAMARA RAE STOREY
Notary Public State
Johnson County - State of Indiana
Commission Number 701475
My Commission Expires June 11, 2025

# TRUE COPY CERTIFICATION

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

I, Charlotte Rooker *(custodian's name)*, 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 09/22/23 *(date of document)*.

Charlotte Rooker 9/27/23

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 27th day of September, 2023.

Robin Zaleski

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY