WARRANTY DEED

File #23237A

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

Karen Johnson Davidson County
Batch# 1055483 DEEDWARR
09/29/2023 09 57 14 AM 2 pgs
Fees $13 00 Taxes $1,202 50

20230929-0076501

STATE OF TENNESSEE,
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michelle Diane Johnson	NEW OWNER	147-14-0-058-00
(NAME)	(NAME)	
593 Watsonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5320		
(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, I, **Douglas William Johnson, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle Diane Johnson and Craig Michael Lizar, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 255 on the Plan of Whispering Hills, Section II-B of record in Plat Book 2331, Page 155, in the Register's Office for Davidson County, Tennessee

Said Lot No 255 fronts 187 9 feet on the southwesterly side of Watsonwood Drive and runs back 146 5 feet on the northwesterly line and 147 feet on the southeasterly line to a dead line on which it measures 180.7 feet.

Being the same property conveyed to Linus N Johnson and wife, Mary Ann Johnson by Warranty deed from Banner Construction Company, a Tennessee corporation of record in Book 2855, page 447, Register's Office for Davidson County, Tennessee, dated November 20, 1958 and recorded on November 21, 1958

Mary Ann Shouse Johnson died April 22, 1977, leaving Linus N Johnson as the surviving tenant by the entirety

Being the same property conveyed to Linus N Johnson and Jean M Johnson, husband and wife by Quit Claim deed from Linus N Johnson of record in Book 7457, page 516, Register's Office for Davidson County, Tennessee, dated January 27, 1988 and recorded on January 27, 1988

Jean M Johnson, also known as Jean Craddock Johnson, died intestate March 27, 2011, leaving Linus N Johnson as the surviving tenant by the entirety See also Affidavit of Inheritance of Real Estate recorded in Instrument No 20110418-0029562, in the Register's Office for Davidson County, Tennessee

Linus N. Johnson, also known as Linus Nathaniel Johnson, Jr , died February 13, 2012, his estate being administered through Davidson County Probate Court, Docket No 12P-420. Last Will and Testament of Linus Nathaniel Johnson, Jr devised subject property to his son, Douglas William Johnson See also Affidavit of Inheritance of Real Estate recorded in Instrument No 20120426-0035876, in the Register's Office for Davidson County, Tennessee

This property is not the homestead or current residence of the Grantor or Grantor's spouse, Yvonne Johnson

THIS CONVEYANCE IS SUBJECT TO· (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 593 Watsonwood Drive, Nashville, TN 37211-5320

(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 28th day of September, 2023

Douglas William Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Douglas William Johnson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28th day of September, 2023

My commission expires 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027