RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 1069226 DEEDWARR
11/07/2023 09:42:21 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20231107-0086964

2023-379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me this 1st day of November, 2023.

Notary Public
My Commission Expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessica Evelyn Moore Kufta, Andrew David Kufta, and Jeannie Moore Elder	New owner	
7117 River Park Court		155-03-0B-055.00-CO
Nashville, TN, 37221		

WARRANTY DEED

For and in 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, we

Chad E. Johnson and Beth Johnson, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jessica Evelyn Moore Kufta and Andrew David Kufta, wife and husband, and Jeannie Moore Elder, unmarried, as tenants in common

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Addition to River Park Estates of record in Plat Book 6900, Page 240, 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 Chad E. Johnson and Beth Johnson, husband and wife by Warranty Deed from James R. Ellison and wife, Joyclyn A. Ellison of record in Instrument No. 20201204-0141317 Register's Office for Davidson County, Tennessee, dated December 02, 2020 and recorded on December 04, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7117 River Park Court, 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 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 our hands this 1st day of November, 2023.

Beth Johnson

Chad E. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beth Johnson and Chad E. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

