Karen Johnson Davidson County
Batch# 1077017 DEEDWARR
12/01/2023 07:55:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20231201-0092661

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2023.

Notary Public

My commission expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bradley R. Johnson & Cathy L. Johnson	**Bradley R. Johnson & Cathy L. Johnson**	**188-10-0C-217.00-CO**
309 Moira Circle	**309 Moira Circle**	
Nolensville, TN 37135	**Nolensville, TN 37135**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Haley Alexandra Massey, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bradley R. Johnson, and Cathy L. Johnson, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3 of record in Plat at Instrument No. 20191126-0122176, 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 Haley Alexandra Massey, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20200824-0095631 Register's Office for Davidson County, Tennessee, dated August 20, 2020, and recorded on August 24, 2020.

This is improved property known as **309 Moira Circle, Nolensville, TN 37135-0780.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of November, 2023.

Haley Alexandra Massey

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, Haley Alexandra Massey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 28th day of November, 2023.

Notary Public

My Commission Expires: _____

W REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 6-21-27

Lenders Title File No. 23-001694-525

SP 11/2015

True Copy Certification

I, Yvette Meldrum, 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 NOV. 28, 2023

Signature 11/28/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of November, 2023

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024