Karen Johnson Davidson County
Batch# 1086374 DEEDWARR
12/29/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20231229-0099918

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
07-09-2024 (AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark N. Bridgman and wife Lauren C. Bridgman	Same as New Owner	MAP 021-00-0
	(NAME)	
5064 Rawlings Rd		021-00-0-284.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we F. Lynn Johnson and wife Judith Johnson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clark N. Bridgman and wife Lauren C. Bridgman, hereinafter called the Grantees, their heirs and assigns, that 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. 4 on the plan of Morgan Estates, section Two of record in Book 5200, Page 26, Register's Office for said county.

Said Lot No. 4 Fronts 113.0 feet on the northerly margin of Rawling Road and extends back between parallel lines 360.0 feet to a dead line in the rear.

Being the same property conveyed to Fred M. Johnson and Wife, Movaline Johnson by Warranty Deed from W.C. Allen & Associates, Inc of record in Book 6855, page 775, Register's Office for Davidson County, Tennessee, dated May 13, 1986 and recorded on May 13, 1986. Being the same property conveyed to F. Lynn Johnson by Quitclaim Deed Deed from Sydney M. Johnson and Ilene Johnson Lipscomb of record in Instrument No. 20020503-0054745 Register's Office for Davidson County, Tennessee, dated May 1, 2002 and recorded on May 3, 2002.

Spouse, Judith Johnson, joins in this conveyance, but not the warranties herein, to relinquish all rights, marital or otherwise, which she may have in said property by virtue of her marriage to F. Lynn Johnson.

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

unimproved ( )
This is improved (X) property, known as 5064 Rawlings Rd, Joelton, TN 37080
(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/our hand(s) this 28th day of December, 2023.

WARRANTY DEED
(Continued)

F. Lynn Johnson

Judith Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. Lynn Johnson and wife Judith Johnson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 28TH day of DECEMBER, 2023.

Date: 12-28-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 28TH day of DECEMBER, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY