Karen Johnson Davidson County
Batch # 1087653 DEEDWARR
01/02/2024 02:16:20 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20240102-0000272

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1282

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel A. Amrhein and Cindy Tran, both unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kesha R. Johnson and Carlos Knott, Jr., wife and husband,** hereinafter called the **Grantee,** Grantee's 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. 17 on the Plan of Section 1, Chelsea Village of record in Plat Book 7900, Page 119, 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 Daniel A. Amrhein and Cindy Tran, as joint tenants with right of survivorship by deed from Casey Anna Griffin N/K/A Casey Anna Hodge and Nicholas Cory Hodge, wife and husband, dated August 24, 2020 and recorded date August 25, 2020, of record in Inst. No. 20200825-0096179, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 725 Dover Glen Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Kesha Johnson
725 Dover Glen Drive
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT
United Wholesale Mtg.
585 South Boulevard E.
Pontiac, MI 48341

TAX MAP-PARCEL #:
149-07-0A-017.00

WITNESS THE EXECUTION HEREOF this 27th day of December, 2023.

Daniel A. Amrhein

Daniel A. Amrhein

State of Tennessee
County of Shelby

On this 27th day of December, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel A. Amrhein, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary Public

My Commission Expires: Nov 13 2027

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 13, 2027
COUNTY OF SHELBY

Cindy Tran by Daniel A Amrhein
Attorney in Fact

Cindy Tran by Daniel Amrhein, His Attorney in Fact

On this the 27th day of December, 2023, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Amrhein, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cindy Tran, acknowledged that such person executed the same as the free act and deed of Cindy Tran.

Notary Public

My Commission Expires: Nov 13, 2027

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 13, 2027
COUNTY OF SHELBY

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 360,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of December, 2023.

Notary Public

My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024