Karen Johnson Davidson County
Batch# 1105103 DEEDWARR
02/27/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240227-0013407

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

39-B
File #24-1035

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 **Richard C. Johnson and Crystal L. Johnson fka Crystal L. Hodges, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Glenn White and Cassandra McGarr White, husband and wife,** 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. 527 on the Plan of Kensington of Priest Lake, Section 1-B, of record in Plat Book 6250, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard C. Johnson and Crystal L. Hodges, husband and wife, by Warranty Deed from Wanda Williams, an unmarried person, dated February 28, 2019 of record in Instrument No. 20190304-0019688, Register's Office, Davidson County, Tennessee. Crystal L. Johnson is one in the same as Crystal L. Hodges.

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: 3109 Windsor Green 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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Christopher Glenn White 3109 Windsor Green Drive Antioch, TN 37013	American Financial Resources, LLC P.O. Box 650094 Dallas, TX 75265-0094	150-04-0-028.00

WITNESS THE EXECUTION HEREOF this 26 day of February, 2024.

Richard C. Johnson

Crystal L. Johnson

State of Missouri
County of Jackson

On this 26 day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard C. Johnson and Crystal L. Johnson, 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: 09/14/2024

MARCUS PRYOR
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 20993630
Jackson County
My Commission Expires: Sep. 14, 2024

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of February, 2024.

Notary Public

My Commission Expires: 2.22.26

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Julia Wyatt, 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 February 26, 2024.

(AFFIANT) – Julia Wyatt

02/26/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of February, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY