WARRANTY DEED

Karen Johnson Davidson County
Batch# 1108737 DEEDWARR
03/07/2024 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20240307-0015944

File #24-TC-0113-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAURIE LINEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karena Johnson	**Fairway Independent Mortgage Corporation**	
(NAME) **113 Smith Springs Court**	(NAME) **4201 Marsh Lane**	**135 12 0 005.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Carrollton TX 75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY KASDORF, JR. AND KATIE KASDORF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARENA JOHNSON, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 6 on the Plan of SPRINGWOOD PLACE of record in Plat Book 6200, Page 911, in the Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey Kasdorf, Jr. and Katie Kasdorf, husband and wife, by Warranty Deed from Twila J. Lawrence a/k/a Twila Lawrence, unmarried, of record in Instrument No. 20170913-0093736, in the Register's Office of Davidson County, Tennessee, dated September 12, 2017, and recorded on September 13, 2017.

This conveyance is subject to:
* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPRINGWOOD PLACE, as recorded in Plat Book 6200, Page(s) 911, corrected in Book 8174, Page 818.
* Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 8379, Page 307.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **113 Smith Springs Court, Nashville, TN 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th day of March, 2024.

Jeffrey Kasdorf, Jr.

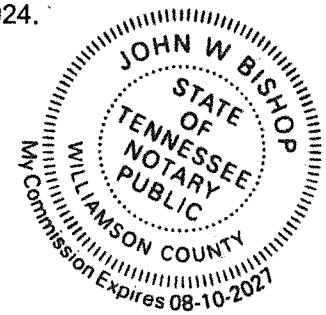
Katie Kasdorf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2024, before me personally appeared Jeffrey Kasdorf, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of March, 2024.

Notary Signature
My commission expires:

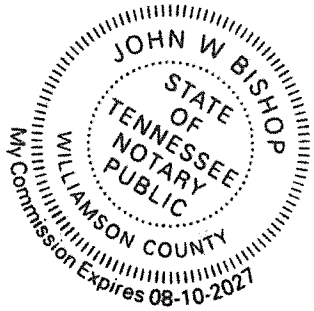


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2024, before me personally appeared Katie Kasdorf, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of March, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 5, 2024.

J. Carlton Drumwright

March 5, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 5, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY