Karen Johnson Davidson County
Batch # 1113061 DEEDWARR
03/20/2024 12:29:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019297

This Instrument prepared by:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED
ESTABLISHING AN ESTATE BY THE ENTIRETIES

Grantor: **Ann Claire Johnson, wife**

Grantee: **Garrett P. Johnson, husband**

County: **Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Ann Claire Johnson, Garrett P. Johnson 2020 Earlington Drive Nashville, TN 37215	**Map and Parcel No. (s):** 131-06-0G-312.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed is executed by a married person to create a tenancy by the entireties pursuant to T.C.A. § 66-1-109 and, thus, pursuant to T.C.A. § 67-4-409(a)(1)(C), this conveyance is exempt from recording tax.

Garrett P. Johnson
Affiant

Sworn to and subscribed before me, this **5th day of January, 2024.**

Notary Public
My commission Expires January 4, 2027.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF Ten and No/100 Dollars ($10.00) cash in hand paid, for love and affection, and other consideration, the receipt and sufficiency of which are hereby acknowledged, **Ann Claire Johnson ("Grantor"), does hereby bargain, sell, transfer and convey unto her husband, Garrett P. Johnson ("Grantee")**, his heirs and assigns, such of Grantor's right, title and interest in and to that certain tract of land in described in Exhibit A attached hereto ("the Property") so as to create an estate by the entireties in the Property in Grantor and Grantee as wife and husband. This conveyance is made pursuant to the provisions of T.C.A. § 66-1-109 as it is Grantor's intention by this instrument to create an estate by the entireties in and to the entire interest in the property previously held by Grantor.

TO HAVE AND TO HOLD said interest herein conveyed, with the estate and title thereto, to Grantee and the tenancy by the entirety created herein, and their respective heirs and assigns, forever. Grantor covenants with Grantee and the tenancy created herein, that Grantor is lawfully seized and possessed of said interest in said property, has a good right to convey it, and the same is unencumbered, except as set out herein and in the attached Exhibit A and except for the tenancy and rights of Grantee herein created. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said interest to Grantee and to the tenancy created herein, and their respective heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed on this the **5th day of January 2024.**

Ann Claire Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ann Claire Johnson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires January 4, 2027.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

F:\1-CLIENT FILES\2-EP\1-ACTIVE EP FILES\Johnson-Ann Claire\Real Estate\312 Ashlawn Ct\Deed-Ashlawn Ann Clair.wpd

EXHIBIT A

Land in Davidson County, Tennessee, and being that certain condominium apartment known as Unit No. 312 on the plan of Burton Hills, Village of Ashlawn, created under 66-27-101, et seq., T.C.A., as shown on the plan of record at Plat Book 6250, page 649 as revised at Plat Book 6250, page 978 and shown on the site plan at Book 7076, page 739, and a floor plan at Book 7076, page 758, and as set forth in the Master Deed as of record at Book 7076, page 696, as amended at Book 7308, page 859 and as of record, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together will the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Ann Claire Clauer from Philippa A. Warner, an unmarried person, by deed of record as Instrument No. 20061204-0149138, Register's Office for Davidson County, Tennessee. And Ann Clair Clauer and Garrett P. Johnson were married on August 10, 2019, after which Ann Claire Clauer became known as Ann Claire Johnson.

This conveyance is subject to current year's property taxes and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: Declaration of Covenants, Conditions & Restrictions as of record at Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 533, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, as amended of record; Master Deed of record at Book 7076, page 696, as amended as Book 7308, page 859; the plan of record at Plat Book 6250, page 649 as revised at Plat Book 6250, page 978, and at Book 7076, page 739; Charters of record at Book 7154, page 239, Book 6517, page 505, Book 6517, page 511 as amended at Book 6921, page 214 and Book 6921, page 216; and agreements between Burton Hills Properties and Metro Government at Book 6470, page 383 and Book 6655, page 47, all recording references to said Register's Office.

This is improved property known as 312 Ashlawn Court, Nashville, Tennessee 37215. The legal description above was taken from the previous deed. The property was not surveyed at the time of this conveyance.