Karen Johnson
Batch # 1113061
03/20/2024 12:29:29 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240320-0019299

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: **Garrett P. Johnson, Husband**	
Grantee: **Ann Claire Johnson, Wife**	
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):** 144-16-0-007.00

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.

Ann Claire 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, **Garrett P. Johnson ("Grantor"), does hereby bargain, sell, transfer and convey unto his wife, Ann Claire Johnson ("Grantee")**, her heirs and assigns, Grantor's right, title and interest in and to the 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 husband and wife. 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 himself, his 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.**

Garrett P. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Garrett P. 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\2020 Earlington Dr\Deed-Earlington Garrett.wpd

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 444, as shown on the map entitled Hillsboro Park, Section IV, of record in Plat Book 2331, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ann Claire Clauer and Garrett Johnson, both unmarried, as tenants in common with right of survivorship, from Paul F. Soper and Stephanie Tipton Soper, husband and wife, by deed of record as Instrument No. 20190423-0036958, Register's Office for Davidson County, Tennessee. And Ann Clair Clauer and Garrett Johnson (also known as Garrett P. Johnson), were married on August 10, 2019, after which Ann Claire Clauer became known as Ann Claire Johnson.

The Property is subject to the following: Current year property taxes; Deed of Trust Instrument of record as Instrument No. 20200618-0064523; matters shown in the Plat of record Plat Book 2331-142; Easement of record in Book 8009-65; and Restrictions of record in Book 2435-237 and Book 2603-440.

This is improved property known as 2020 Earlington Drive, Nashville, Tennessee 37215. The legal description above was taken from the previous deed. The property was not surveyed at the time of this conveyance.