WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/14/25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1152785 DEEDWARR
06/28/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20240628-0048955

MICHELLE M. LOCKE
NOTARY PUBLIC
WILLIAMSON COUNTY
TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-060416

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jimmie Carla Ikard	New owner	
(NAME)	(NAME)	
5702 Brentwood Trace		160-14-0B-002.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT S. JOHNSON AND ESTHER C. JOHNSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMIE CARLA IKARD, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain Condominium Apartment, Unit No. 5702 of Brentwood Trace Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Brentwood Trace Condominiums, of record in Book 5524, Page 415, as amended in Book 5545, Page 510, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 5524, Page 424, as amended in Book 5537, Page 988, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Brentwood Trace Condominiums, 2nd Revision, as shown on plat of record in Book 5200, Page 261, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Robert S. Johnson and Esther C. Johnson by Warranty Deed from Laura Elizabeth Ellis, (now known as Laura Ellis DiPasquale), dated 07/25/2012, of record in Instrument No. 20120730-0066864, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5702 Brentwood Trace, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of June, 2024

Robert S. Johnson

Esther C. Johnson

STATE OF Wisconsin
COUNTY OF Chippewa

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Robert S. Johnson and Esther C. 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 persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~28th~~ 26 day of June, 2024.

Notary Public

My Commission Expires: 7-31-28

(SEAL)

TERRI MISENER
Notary Public
State of Wisconsin

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 6/26/24 (date of document).

Michelle W Kendig
Affiant Signature

6/28/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of June, 2024.

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

