Karen Johnson Davidson County
Batch# 1156263 DEEDWARR
07/10/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,104.30
20240710-0051565

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2475

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,000.00

Affiant

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of July, 2024

Notary Public

Commission Expires: 9.21.2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Powell Regen and Lauren Regen 807 Redwood Drive Nashville, TN 37220	NEW OWNER	160 02 0 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joseph Christian Johnsen and Erin Chambers Johnsen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Powell Regen and Lauren Regen, a married couple

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 Lot No. 4 on the Plan of Section Two, Forest Acres Subdivision of record in Plat Book 1424, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Paul B. Curran, Jr. and wife Peggy B. Curran to Joseph Christian Johnsen, an unmarried man and Erin Chambers, an unmarried woman, now known as Erin Johnsen, as tenants in common, recorded February 8, 2021, as Instrument No. 20210208-0017492 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 807 Redwood Drive, Nashville, TN 37220

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 so 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.

Dated this the 8th day of July, 2024.

Joseph Christian Johnsen

Erin Chambers Johnsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2024, before me personally appeared Joseph Christian Johnsen and Erin Chambers Johnsen, 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 8th day of July, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7.8.2024 (date of document).

Affiant Signature

7.8.2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of July, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY