(1)

WARRANTY DEED

Karen Johnson
Batch # 1159452
07/18/2024 08:56:32 AM
Fees: $13.00 Taxes: $4,255.00

20240718-0054050

Davidson County
DEEDWARR
2 pgs

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-18-2028

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph C. Johnsen	CMG Mortgage, Inc	130-08-0-E-003.00
(NAME)	(NAME)	
118 Wellington Park Court	3160 Crow Canyon Rd, # 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mark S. Serkin, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph C. Johnsen and Erin Johnsen, husband and wife,** 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revised Wellington Park, of record in Book 6200, Page 409, amended in Book 6809, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark S. Serkin and wife, Faye S. Serkin by Warranty Deed from Haley, Inc of record in Book 7281, page 68, Register's Office for Davidson County, Tennessee, dated June 26, 1987 and recorded on June 29, 1987. Faye S. Serkin having died on or about December 8, 2020, leaving Mark S. Serkin as the surviving tenant.

unimproved ☐

This is improved ☑ property, known as 118 Wellington Park Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 6200, page 409, amended in Book 6809, page 102; Restrictions of record in Book 6691, page 695, amended in Instrument No. 20140320-0022868; Sewer easement of record in Book 4306, page 299; Easement agreement of record in Book 7358, page 618; Book 7358, page 627 and Instrument No. 20220429-0049924; all of record in the Register's Office for Davidson County, Tennessee.

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 hand this 12th day of July, 2024.

Mark S. Serkin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mark S. Serkin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of July, 2024.

Notary Public
My Commission Expires: _____

File No.: 38671

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-18-2028