(1)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22957-RR

Karen Johnson Davidson County
Batch# 1159990 DEEDWARR
07/22/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20240722-0054426

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $724,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2024.

Notary Public
My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kennedy Germany and Carmen Germany 1425 Station 4 Lane Old Hickory, TN 37138	Crosscountry Mortgage 2160 Superior Avenue Cleveland, OH 44114	064-01-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kenneth Johnson, married * ****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kennedy Germany and Carmen Germany, husband and wife**, hereinafter called the Grantee(s), his/her/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. 97, Phase One, of the Plan of Cleveland Hall Subdivision, of record in Book 11700, Page 51, and Surveyors Certificate of Correction recorded as Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth Johnson and wife, LaBrenda S. Johnson by Warranty Deed from Superior Homes and Construction, Inc., a Tennessee Corporation of record in Instrument No. 20030402-0043426 Register's Office for Davidson County, Tennessee, dated March 31, 2003 and recorded on April 02, 2003.

* LaBrenda S. Johnson having since died June 17, 2017, leaving John J. Niznik as surviving tenant by the entirely.

**Barbara Johnson, current spouse of Kenneth Johnson, joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise

This is improved property located at: **1425 Station 4 Lane, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2024.

GRANTOR:

Kenneth Johnson

Kenneth Johnson

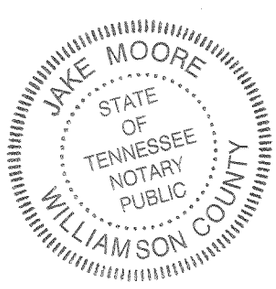
Barbara Johnson

Barbara Johnson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Johnson and Barbara Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of July, 2024.



Notary Public
My Commission expires: 9-21-26

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 July 19, 2024.

Affiant

Date: 7/19/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 19th day of July, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY