WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172565 DEEDWARR
08/21/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20240821-0064264

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$320,000.00~~ $332,500.00

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2024.

Notary Public

My commission expires: 11-21-26

(AFFIX SEAL)

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cinia Y. Gutierrez Varela	Same	Map 059-09-0 Parcel 114.00
3234 Kings Lane		
Nashville, TN 37218		

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

Cynthia R Rose Johnson and husband, John Woods Johnson, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cinia Y. Gutierrez Varela, 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 Lot No. 164 on the Plan of Haynes Estates, Section III, of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 164 fronts 80 feet on the northerly side of Kings Lane and runs back between lines, 123.90 feet on the easterly side and 206.74 feet on the westerly side to a line at the rear on which it measures 113.32 feet thereon.

Being the same property conveyed to Joe L. Chunn and wife, Juanita S. Chunn, by Warranty Deed dated June 12, 1970, from W. L. Bainbridge Company, of record in Book 4425, Page 327, Register's Office for Davidson County, Tennessee.

The said Joe Lewis Chunn (aka Joe L. Chunn) and Juanita Inez Chunn (aka Juanita S. Chunn) having since divorced. Juanita S. Chunn quitclaimed her interest in the property to Joe L. Chunn, by Quitclaim Deed dated March 8, 1994, of record in Book 9286, Page 19, said Register's Office. The said Quitclaim Deed was executed pursuant to a Final Decree of Divorce and Property Settlement entered in Docket No. 91D2038, in the Fourth Circuit Court for Davidson County, Tennessee.

The said Joe Lewis Chunn died intestate May 28, 1991. Cynthia Renee Rose, now known as Cynthia R. Rose Johnson, was determined to be the sole heir-at-law by Affidavit of Heirship, of record in Instrument No. 20110707-0052038, said Register's Office.

The said Cynthia R. Rose Johnson (formerly Cynthia Renee Rose) and husband, John Woods Johnson, Jr., quitclaimed to Cynthia R. Rose Johnson and husband, John Woods Johnson, as tenants by the entirety, by Quitclaim Deed dated October 27, 2016, of record in Instrument No. 20161027-0113714, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 4175, Page 80, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 4356, Page 971, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3234 Kings Lane, Nashville, TN 37218**

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 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 19 day of **August, 2024.**

Cynthia R. Rose Johnson

Cynthia R. Rose Johnson

John Woods Johnson, Jr.

John Woods Johnson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cynthia R. Rose Johnson and John Woods Johnson, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of **August, 2024.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 19, 2024.

J. Carlton Drumwright

August 19, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 19, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY