WARRANTY DEED

Karen Johnson
Batch # 1181407
09/13/2024 02:00:21 PM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20240913-0070855

VICTOR HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

17377

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 12-16-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whitworth Real Estate, LLC	NEW OWNER	108-16-0-258
(NAME)	(NAME)	
5282 MURFREESBORO RD		
(ADDRESS)	(ADDRESS)	
LAVERGNE, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Billy Gray Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Whitworth Real Estate, LLC,** 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. 92A on the Zone Lot Division of Lots 92 and 93 of Percy Priest Woods, Section 4, as of record in Plat Book 6250, Page 756, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Billy Gray Johnson and wife Meri L Havelock-Johnson, by deed of record in Instrument NO. 200002040011746, Register's Office for Davidson County, Tennessee. The said Billy Gray Johnson being on and the same as Billy Johnson. The said Meri L Havelock-Johnson having since died.

This instrument is executed on behalf of Billy Gray Johnson by Colleen Bryant as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Book *_____, Page _____, in the Register's Office for Rutherford County, Tennessee.

* Instrument No. 20240913 0070854

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 417 Woodsman Court, Nashville, TN 37214
(House Number) (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 hands this 5th day of September, 2024.

Billy Gray Johnson by Colleen Bryant his attorney in fact

Billy Gray Johnson by Colleen Bryant his attorney in fact

State of Tennessee
County of Davidson

On this the 5 day of September, 2024, before me personally appeared Colleen Bryant, the person who executed the foregoing instrument on behalf of Billy Gray Johnson and acknowledged that she executed the same as the free act and deed of the said Billy Gray Johnson, through Power of Attorney granted her by the said Billy Gray Johnson.
WITNESS my hand and seal this 5th day of September, 2024.

Notary Public
My Commission Expires: 12-16-2025
File No.: 17377

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY