Karen Johnson Davidson County
Batch# 1186135 DEEDWARR
09/25/2024 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20240925-0074267

STATE OF Tennessee }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23RD DAY OF September, 2024.

NOTARY PUBLIC
My Commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24080035

Address of New Owner
**John Johnson**
3475 Binkley Road
Joelton, TN 37080

Send Tax Bills To:
Rocket Mortgage LLC
1050 Woodward Ave.
Detroit, MI 48226

Tax Information:
014-16-0-005.00

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kevin E. Mayo and Misty D. Mayo, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Johnson, a single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Feltswood, Section 1, of record in Plat Book 3700, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 180 feet on the southerly side of Binkley Road and extends back 275 feet on the westerly line and 230 feet on the easterly line to a broken line in the rear measuring 178.46 feet thereon.

Being the same property conveyed to Kevin E. Mayo and Misty D. Mayo, husband and wife, by Warranty Deed from Larry D. Lyons, unmarried, dated 07/08/2019 and recorded on 07/09/2019 in Instrument No. 20190709-0066733, Register's Office for Davidson County, Tennessee.

This is property generally located:
3475 Binkley Road, Joelton, TN 37080

**SUBJECT TO THE FOLLOWING:**

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 3700, Page 13, 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Kevin E. Mayo and Misty D. Mayo** have caused this instrument to be executed, this the 20th day of September, 2024.

Kevin E. Mayo

**Kevin E. Mayo**

Misty D. Mayo

**Misty D. Mayo**

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kevin E. Mayo and Misty D. Mayo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 20th day of September, 2024.

My Commission expires: 2.5.2025

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**Tennessee Certification of Electronic Document**

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/20/24 (date of document).

Affiant Signature

09/20/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of September, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL