Karen Johnson Davidson County
Batch# 1203139 DEEDWARR
11/12/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20241112-0087489

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of November, 2024.

(Affix Seal) Notary Public

My Commission Expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

2024-10-2274

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gina Lynee Johnson, Trustee of The Gina L. Johnson Revocable Trust dated September 21, 2021 246 Echo Pt Hot Springs National Park, AR 71913	NEW OWNER	Map/Parcel 064-16-0E-025.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Neal, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Gina Lynee Johnson, Trustee of The Gina L. Johnson Revocable Trust dated September 21, 2021**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 25, in Building 7, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument 20061025-0132473, and amended in Instrument 20061106-0137656, and as amended in Instrument 20071105-0130490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John Neal by Warranty Deed from Harriet M. Galichus, as Trustee of the Harriet M. Galichus Declaration of Trust, dated 12/16/06 of record in Instrument No. 20150821-0084583 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 21, 2015.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by the Grantor, property taxes for subsequent years are a lien but are not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 510 Griffin Circle, Hermitage, TN 37076.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns,

to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Gwendolyn Neal, wife of John Neal, joins in the execution of this instrument to convey all her right, title and interest she may have in the subject property by virtue of her marriage go John Neal.

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.

Effective the 8 day November, 2024.

John Neal

Gwendolyn Neal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of November, 2024, before me personally appeared John Neal and Gwendolyn Neal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of November, 2024.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 November 8, 2024.

Date

Affiant Signature

11/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of November, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

