**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1220080 DEEDWARR
12/26/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241226-0099922

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $340,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20TH Day of DEC, 2024

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**NAME AND ADDRESS OF PROPERTY OWNER:**
Rachel M. Johnson
2006 Village Park Circle
Old Hickory, TN 37138
**SEND TAX BILLS TO:**
Rachel M. Johnson
2006 Village Park Circle
Old Hickory, TN 37138

**MAP AND PARCEL NUMBER: 044150C04200CO**

# WARRANTY DEED
## 24NT01380

Effective the 19th Day of December, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Jonathan Michael Lima and Morgan Caroline Lima, husband and wife**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Rachel M. Johnson, a single woman**

Hereinafter called the GRANTEES, 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. 42 on the Final Plat Village Green-Phase 1 of record in Instrument No. 20170118-0005633, surveyor's certificate of corrections in Instrument No's. 20170217-0016822 ai 20170221-0017509, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Michael Lima and Morgan Caroline Lima, husband and wife from Village Green of Old Hickory, LLC, by Warranty Deed dated 06/27/2018 and recorded 06/29/2018 in Instrument No. 20180629-0063160, Register's Office of said County.

This is an improved property commonly known as: 2006 Village Park Cir, Old Hickory, TN 37138

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19th day of December, 2024.

**Jonathan Michael Lima**

State of : Tennessee
County of : Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jonathan Michael Lima**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 19th day of December, 2024.

Notary Public
My Commission expires: December 27, 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

**Morgan Caroline Lima**

State of : Tennessee
County of : Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Morgan Caroline Lima**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 19th day of December, 2024.

Notary Public
My Commission expires: December 27, 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 12-19-2024 (date of document).

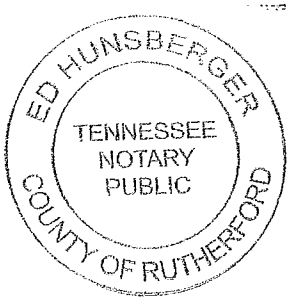
Affiant Signature

12-23-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd of December, 2024.

(SEAL)




Notary's Signature
My Commission Expires: 1/25/26