Karen Johnson Davidson County
Batch# 1229583 DEEDWARR
01/23/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20250123-0005324

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/19/28
File No. G25-22605

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aubrey B. Saling (NAME)	Same as New Owner (NAME)	018-07-0-043.00
5389 Brick Church Pike (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lisa Dorris, Individually as Heir at law of Alma Lucille Johnson and Phyliss Angela Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aubrey B. Saling, a married person**, 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. 44 on the Plan of Connell Estates, Section 1, as of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to William Anthony Johnson and wife, Alma Lucille Johnson by Warranty Deed from D.L. Schroader and wife, Grace Frank Schroader, dated 9/13/1960 and recorded 9/15/1960 in Book 3130, Page 599, Register's Office for Davidson County, Tennessee.

PURSUANT to Affidavit of Heirship of record in Instrument No. 20230601-0041556, said Register's Office, the said William Anthony Johnson having since died on 10/2/1977, which left Alma Lucille Johnson as the surviving spouse. The said Alma Lucille Johnson having since died intestate on 4/7/2005, leaving Phyllis Angela Johnson and Lisa Johnson Dorris as her two heirs. The said Phyllis Angela Johnson having since died intestate on 1/17/2023 having never married nor having children born to or adopted by her. Also, see Affidavit of Heirship of record in Instrument No. 20230601-0041556, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 208 Lucien Drive, Goodlettsville, TN 37072.

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. Whenever 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 22nd day of January, 2025.

Lisa Dorris

Lisa Dorris, Individually and as Heir at Law of Alma Lucille Johnson and Phyliss Angela Johnson

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2025, before me personally appeared Lisa Dorris, 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 22nd day of January, 2025.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 1/22/25 (date of document).

Affiant Signature

1/22/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 22nd day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY