WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265194 DEEDWARR
04/28/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,440.41
20250428-0032210

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 389,300.00.

Stacy R Barker
Affiant

Subscribed and sworn to before me, this the 15th day of April, 2025.

Leslie Hahn
Notary Public

My commission expires: 12/27/2025

(AFFIX SEAL)

LESLIE HAHN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF BLOUNT

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Rains Wall and Christie Wall	Rocket Mortgage, LLC	075-06-0-038.00
4235 Sweden Drive	P.O. Box 6577	
Hermitage, TN 37076	Carol Stream, IL 60197	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Valerie Elaine Johnson and John R. Johnson, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Rains Wall and Christie Wall, husband and wife

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. 279 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County. Tennessee.

Being the same property conveyed to Valerie Elaine Johnson and John R. Johnson, wife and husband, by Warranty Deed dated January 15, 2019, recorded January 18, 2019, from Edward Morris, unmarried, of record in Instrument No. 20190118-0005282, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 075-06-0-038.00.

8. The Plan of record in Plat Book 3700, page 23, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__X__) Unimproved (____) property, known as 4235 Sweden Drive, 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(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand(s) this 15th day of April, 2025.

Valerie Elaine Johnson

Valerie Elaine Johnson

John R. Johnson

John R. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Valerie Elaine Johnson and John R. Johnson, wife and husband the within named bargainor(s), 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.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2025.

Leslie Hahn

Notary Public

My Commission Expires: 12/27/2025

LESLIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

True Copy Certification

I, Yvette Meldrum, 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 April 15, 2025.

Affiant Signature _____

April 15, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of April 2025.

Megan Crawford
Notary's Signature
MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026