Karen Johnson Davidson County
Batch# 1281681 DEEDWARR
06/05/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250605-0044237

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Kevin D Law and Charity H Law, husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Linda Johnson, a single woman, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Gateway, of record in Plat Book 3300, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

This is the same property designated as Map/Parcel: 34-9-51 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Kevin D Law and wife, Charity H Law by Quitclaim Deed from Kevin D Law, Married, recorded November 8, 2010 in Instrument #2010108-0089342, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING***: Subject to plan of record in Plat Book 3300, page 39, and subject to restrictions of record in Book 3344, page 582, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2025** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 2nd day of June, 2025.

Kevin D Law

Charity H Law

State of Tennessee
County of Sumner

On this the 2nd day of June, 2025, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Kevin D Law and Charity H Law to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires: 4/7/2025

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 2nd day of June, 2025.

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Notary Public

My Commission Expires: 12.19.2028

MAIL TAX BILLS AND DEED TO:
Old National Bank
1 Main Street
Evansville, IN 47708

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Linda Johnson
309 Melissa Dr.
Goodlettsville, TN 37072

File No.: 2516570

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 2. 2025.

Affiant Signature

5th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

