NEW OWNER:
SHARLYN JENSEN
118 THISTLE LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
BELL BANK
5500 WAYZATA BLVD., STE. 300
MINNEAPOLIS, MN 55416

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1017

Map & Parcel No.: 086140A11800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1303100 DEEDWARR
07/29/2025 07:54:30 AM 5 pgs
Fees: $28.00 Taxes: $884.30
20250729-0059584

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Four Thousand and 00/100 Dollars ($244,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD NEAL JOHNSON, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SHARLYN JENSEN, an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 118, on the Plan of State One, Hermitage Meadows, of record in Plat Book 5200, Page 507, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to RICHARD NEAL JOHNSON, a single person, by Warranty Deed from Robert Nelson and Betsy Nelson, husband and wife, dated June 16, 2017, and of record in Instrument No. 20170621-0062373, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **118 THISTLE LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 507, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 25th day of July, 2025.

RICHARD NEAL JOHNSON

STATE OF CALIFORNIA

COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICHARD NEAL JOHNSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of July, 2025.

per attached

NOTARY PUBLIC

My commission expires: 5-1-2027

202507290059584

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Bernardino }

On July 25, **2025**, before me, **Denise Wyrick, Notary Public**, personally appeared Richard Neal Johnson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the persons acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DENISE WYRICK
Notary Public - California
San Bernardino County
Commission # 2443417
My Comm. Expires May 1, 2027

Notary Signature

(Official Notary Seal)

Certificate attached to:

Warranty Deed

****

239,000.00 (DP)

The actual consideration or value, whichever is greater, for this transfer is ~~$244,000.00~~.

Sharilyn Jeren
AFFIANT

Sworn to and subscribed to before me this 25 day of July, 2025.

D Paulsson
NOTARY PUBLIC

My commission expires: 9-19 2028

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Debra Paulsson, 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 7-25-2025.

Date

D Paulsson

Affiant Signature

7-25-2025

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 25th day of July, 2025.

Jennifer Russell

Notary's Signature

My Commission Expires: 1/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY