Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-KL-17-708-42

Bill Garrett Davidson County
Batch# 50754 DEEDWARR
01/24/2018 10:39:30 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20180124-0007297

This instrument prepared by ~~& return to~~: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of January, 2018, by and between James B Johnson Jr, Verna Johnson, Donna Johnson, Charles Johnson, Darryl Johnson, David Johnson, and Victor Johnson, party of the first part, and Shavkat Ashurov, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Roth's Subdivision of Lot No. 22 of Dr. Boyd McNairy's Addition, as of record in Book 57, Page 147, Register's Office for said County.

Said Lot Fronts 50 feet on the easterly side of 28th Avenue North and runs back between parallel lines, 116 feet to an alley.

Being all or part of the same property conveyed to James B. Johnson, Sr and Myrtle Beatrice Johnson by virtue of that certain Installment Deed recorded January 9, 1964, and being of record at Book 3674, Page 34 in the Register's Office of Davidson County, Tennessee.

James B Johnson, Sr. died July 11, 1979 leaving Myrtle Beatrice Johnson as the remaining tenant by the entirety. Myrtle Beatrice Johnson died intestate on December 21, 1998 leaving eight children James Johnson, Jr., Verna Johnson, Donna Johnson, Charles Johnson, Darryl Johnson, David Johnson, Victor Johnson, and Preston Johnson per affidavit of heirship of record at Instrument No. 20180124-0007296 in the Register's Office of Davidson County, Tennessee. Preston Johnson died intestate on April 24, 2014 leaving no spouse or children. He left seven brothers and sister, James Johnson, Jr., Verna Johnson, Donna Johnson, Charles Johnson, Darryl Johnson, David Johnson, and Victor Johnson, per affidavit of Heirship of record at Instrument No. 20180124-0007295 in the Register's Office of Davidson County, Tennessee

**Sellers warrant that this property has not been used as their primary residence. **

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 57, Page 147 in said Register's Office, Tennessee; 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James B Johnson Jr.

Verna Johnson

Donna Johnson

Charles Johnson

Darryl Johnson

David Johnson

Victor Johnson

STATE OF TENNESSEE
COUNTY OF DAVDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Johnson, Jr., Verna Johnson, Donna Johnson, Charles Johnson, Darryl Johnson, David Johnson, and Victor Johnson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of January, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Shavkat Ashurov

Tax Parcel No 09206051300

Property Address: 708 28th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: New Owner
729 Crestmark Dr.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of January, 2018.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.