PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Karen Johnson Davidson County
Batch# 201932 **DEEDWARR**
03/05/2019 10:01:36 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20190305-0019949

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Mack Props, LLC, a Tennessee Limited Liability Company has this day bargained and sold and does hereby transfer and convey unto Frank Lee Johnson, IV and Amber Balzli Johnson, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1802 Tammany Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170728-0076945, as amended in Instrument No. 20190201-0009976 and Instrument No. 20190301-0018547, and being shown on the site plan attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mack Props, LLC, a Tennessee Limited Liability Company by Warranty Deed from Carnell Jackson, of record in Instrument No. 20170724-0074547, Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 24, 2017.

This is improved property known as 1802A Tammany Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Frank Lee Johnson, IV and Amber Balzli Johnson, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 4th day of March, 2019.

Mack Props, LLC
By: Tsianina Lohmann, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tsianina Lohmann, Member of Mack Props, LLC, a Limited Liability Company, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that Tsianina Lohmann is the Member of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 4th day of March, 2019.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tsianina Lohmann
Affiant

Subscribed and sworn to before me this 4th day of March, 2019.

Tracey Perry
NOTARY PUBLIC

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:
9-6-22

Map & Parcel No.: 072-12-J-001.00-CO

Name and address of new owner:
Send tax bills to:
Frank Lee Johnson, IV
Amber Balzli Johnson
1802 A Tammany Drive
Nashville, TN 37216