This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 239638 **DEEDWARR**
06/06/2019 09:27:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190606-0054121

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MELVIN SITKO JOHNSON, Trustee WHEELEN JUDY JOHNSON, Trustee JOHNSON REVOCABLE TRUST dated April 12, 2019 1712 15th Avenue South Nashville, Tennessee 37212	Same	092-13-0-434.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Melvin S. Johnson
MELVIN JOHNSON

Sworn to and subscribed before me on this May 31, 2019.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MELVIN S. JOHNSON and wife, WHEELEN J. JOHNSON, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MELVIN SITKO JOHNSON and WHEELEN JUDY JOHNSON, TRUSTEES of the JOHNSON REVOCABLE LIVING TRUST, dated April 12, 2019, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS on this May 31, 2019.

By: Melvin S. Johnson
MELVIN S. JOHNSON

Wheelen J. Johnson
WHEELEN J. JOHNSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELVIN S. JOHNSON and WHEELEN J. JOHNSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 31, 2019.

NOTARY PUBLIC
My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

Exhibit A

EXHIBIT A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessse, being lot no. 150 on the plan of Hortense Place Subdivision, as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said lot no. 50 fronts 50 feet on the southerly side of Dakota Avenue and runds back between parallel lines, 150 feet to an alley.

Being the same property conveyed to MELVIN S. JOHNSON and wife, WHEELEN J. JOHNSON, by EMMA M. JOHNSON and CONSTANCE V. ALSUP, both unmarried, of record, in Book 11686, Page 998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This legal description is taken from the prior deed of record.

This is improved property known as: 3421 Dakota Avenue, Nashville, Tennessee 37209.