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

20190606-0054122

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	081-03-0-320.00

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 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 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 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 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, Tennessee, being Lot No. 8 on the Plan of Riverview Gardens, as of record in Book 3600, page 46, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 14th Avenue North, said point being the common front corners of Lots 7 and 8; thence in a southerly direction along the said margin of said Avenue, 62.0 feet to a concrete monument at the beginning of a curve to the right, having a radius of 20 feet; thence around said curve in a southeasterly direction 29.2 feet to a concrete monument in the northerly margin of Kellow Street; thence along the said margin of said Street, and in a westerly direction 48.7 feet to a point being the common corner of Lots 8 and 9; thence in a northerly direction along the dividing line between said lots 88.0 feet to a concrete monument at the intersection of Lots 7, 8, and 9; thence in an easterly direction and along the dividing line between Lots 7 and 8, 75.7 feet to a point in the westerly margin of 14th Avenue, north, the point of beginning.

Being the same property conveyed to MELVIN JOHNSON and wife, WHEELEN J. JOHNSON, by DEBORAH DANGERFIELD, JAMES H. SNOWDEN, WILLIAM BILLS and VICTOR SNOWDEN by Warranty Deed of record, in Book 10820, Page 758, 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: 1400 Kellow Street, Nashville, Tennessee 37208.