Karen Johnson Davidson County
Batch# 247263 DEEDWARR
06/24/2019 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20190624-0060604

WARRANTY DEED

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Property Owner 10, LLC, a Delaware limited liability company	Owner's at owner's address **Property Owner 10,LLC**	**151-09-0A-085.00-CO**
(NAME) **P. O. Box 4090**	(NAME) **PO Box 4090**	
(ADDRESS) **Scottsdale, AZ 85261**	(ADDRESS) **Scottsdale AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Reginald Johnson, a married man, as his sole and separate property**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Property Owner 10, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Plat, Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II of record in Plat Book 9700, Page 638, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reginald Johnson, a married man, as his sole and separate property by Quitclaim deed from Andrea Nicole Johnson of record in Instrument No. 20170814-0083031 Register's Office for Davidson County, Tennessee, dated August 12, 2017 and recorded on August 14, 2017.

Being the same property conveyed to Reginald D. Johnson, married man by Warranty deed from Angela Rushing, unmarried woman of record in Instrument No. 20170727-0076089 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 27, 2017.

Being the same property conveyed to Angela Rushing by Quitclaim deed from Tillmon Rushing, Jr. of record in Instrument No. 20110912-0070728 Register's Office for Davidson County, Tennessee, dated September 12, 2011 and recorded on September 12, 2011.

Being the same property conveyed to Tillmon Rushing and wife, Angela Rushing by Warranty deed from Euro Services, LLC (aka Euro Services), a Wyoming limited liability company of record in Instrument No. 20070807-0093681 Register's Office for Davidson County, Tennessee, dated May 17, 2007 and recorded on August 07, 2007.

Seller warrants that this property is not his primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6621 Ascot Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 21st day of June, 2019.

Reginald Johnson by Ashlee D. Page, Attorney in Fact

Reginald Johnson, by Ashlee D. Page, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Before me personally appeared Ashlee D. Page, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Reginald Johnson, and who acknowledged that she executed the same as the free act and deed of Reginald Johnson.

WITNESS my hand and official seal at office this 21st day of June, 2019.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Davidson

Ashlee D. Page being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Reginald Johnson, the principal.

This 21st day of June, 2019.

Ashlee D. Page

WITNESS my hand and official seal at office this 21st day of June, 2019.

Notary Public

My commission expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

