Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $226,275.00.

Aisha Hall
Affiant

Subscribed and sworn to before me, this 29th day of August, 2019.

Notary Public
My commission expires: 3/31/20

Karen Johnson Davidson County
Batch# 282536 DEEDWARR
09/09/2019 10:12:43 AM 2 pgs
Fees: $13.00 Taxes: $837.22

20190909-0090686

RUTHERFORD COUNTY TONJA COX STATE OF TENNESSEE NOTARY PUBLIC

05-1907-67564

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Wahidi Construction, LLC 618 South 13th Street Nashville TN 37206	Wahidi Construction, LLC 713 Woodmere Dr. Nashville, TN 37217	094-01-0-076.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Billy Joe Johns, sole heir at law of Bessie V. Johns, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Wahidi Construction, LLC**, hereinafter called the Grantees, their successors 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. 203, on the Plan of Payne, Blakemore and Cumming Addition (Amended plan of Lots Lying Between 12th and 13th Streets), of record in Book 57, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Morris T. Johns and wife, Bessie V. Johns by deed from T. G. Scurlock and Margaret A. Scurlock, dated April 28, 1955, recorded May 2, 1955, of record in Book 2397, Page 298, Register's Office for Davidson County, Tennessee. The said Morris T. Johns having since died married on December 8, 1967, leaving Bessie V. Johns as the sole remaining tenant by the entirety. The said Bessie V. Johns having since died widowed on May 17, 2000, leaving Billy Joe Johns as sole surviving heir of Bessie V. Johns, deceased. Reference is also made to Affidavits of Heirship of record in Book 20190909-0090684 page _____ and Book 20190909-0090685 page _____, said Register's Office.

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

This property is improved property known as 618 South 13th Street, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of August, 2019.

Billy Joe Johns, sole heir at law of Bessie V. Johns, deceased

Billy Joe Johns, sole heir at law of Bessie V. Johns, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Billy Joe Johns, sole heir at law of Bessie V. Johns, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 29th day of August, 2019.

Notary Public

My Commission expires: 03/21/2022

