Karen Johnson Davidson County
Batch# 283039 DEEDWARR
09/09/2019 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,105.93
20190909-0091010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $298,900.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2019.

Notary Public

My commission expires: 5/19/20

(Notary Stamp)

Rebecca A. Dotson
State of Tennessee Notary Public
Rutherford County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephanie Randall Shultz Johnson and Zachary Johnson	New Owner Regions Bank	073-01-0-181.00
2406 Milton Drive	2050 Parkway Office Circle	
Nashville, TN 37216	Birmingham, AL. 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

HomeStock Equity, LLC, a Tennessee Limited Liability Company,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Zachary Johnson and Stephanie Randall Shultz Johnson, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 67 on the Plan of Highland View of record in Plat Book 1424, Page 39, 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 HomeStock Equity LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record as Instrument No. 20190307-0020922 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **2406 Milton Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of September, 2019.

HomeStock Equity, LLC

By: _____
Kaden Fox, Operations Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kaden Fox, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Operations Manager of HomeStock Equity, LLC, the within named bargainor, a Tennessee limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Operations Manager.

Witness my hand and official seal this 5 day of September, 2019.

_____
Notary Public
My Commission Expires: 5/19/20

SolomonParks File No. 19-000197-528

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)