WARRANTY DEED

Karen Johnson Davidson County
Batch# 313877 DEEDWARR
11/12/2019 07:46:01 AM 2 pgs
Fees: $13.00 Taxes: $791.80

20191112-0115927

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF NOVEMBER 2019.

Notary Public

MY COMMISSION EXPIRES: 12/19/2020
(AFFIX SEAL)

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Fuqua & Eric Klages	Studio Bank	**135-12-0A-023.00CO**
(NAME) **2053 Nashboro Blvd**	(NAME) 124 12th Ave. S. Ste. 400	**135-12-0A-073.00CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) Nashville, TN 37203	
(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, I, **JERRY DEAN JOHNSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL FUQUA, UNMARRRIED WOMAN AND ERIC KLAGES, UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit of Nashboro Village Twelve Condominium known as Unit No. 2053 and Garage Unit No. 2053G of record in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee.

Being an interest in all that tract of parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee, said interest being Unit No. 2053 of Nashboro Village Twelve Condominium, and Garage Unit 2053G of said Condominium as shown on Master Plot Plan for Nashboro Village Twelve Condominium prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973 and recorded in Plat Book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, recorded in Deed Book 4827, page 30, aforesaid records on June 20, 1974.

Being the same property conveyed to Jerry Dean Johnson, an unmarried man by Warranty Deed from Nancy Jane Durham, an unmarried woman, executed March 27, 2019 and recorded March 28, 2019, of record in Instrument Number 20190328-0028066, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2053 Nashboro Blvd** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37217** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 4675, page 121, said Register's Office; (c) Restrictions of record in Book 4827, page 30, Book 6153, page 252 and Instrument Number 20090603-0051209, said Register's Office; and (d) By-Laws of record in Book 4827, page 47, said Register's Office.

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 8th day of November 2019.

Jerry Dean Johnson

Jerry Dean Johnson

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Jerry Dean Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of November 2019.

Commission expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Pam McBroom

Notary Public