WARRANTY DEED

Karen Johnson Davidson County
Batch# 317502 DEEDWARR
11/19/2019 02:48:16 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20191119-0119479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 17, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrii Tutubalin	Andrii Tutubalin	082 07 0 425.00
(NAME)	(NAME)	
726 N 5th Street	510 Gay St. #	602
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN	37219
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Novella E. Johnson, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Andrii Tutubalin, an unmarried person,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Tract No. 2 of Sarah A. Harts Subdivision, as of record in Book 57, page 151, said Register's Office, more particularly described as follows:

Beginning at a point in the westerly margin of North 5th Street, which point is 250 feet southerly from the intersection of the westerly Margin of North 5th street and the southerly margin of Arrington Street; thence southerly with the westerly Margin of North 5th Street 50 feet; thence westerly and parallel with Arrington Street 170 feet to an alley; thence northerly with the easterly line of said alley 50 feet; thence easterly and parallel with Arrington Street 170 feet to the point of beginning.

Being the same property conveyed to Joe A. Johnson and Novella E. Johnson by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master dated February 11, 1998 and recorded February 11, 1998 in Book 10791, Page 362, in said Register's Office for Davidson County, Tennessee. Said property was purchased August 2, 1995, by Joe A. Johnson and Novella E. Johnson, ,Order filed and Entered September 5, 1995 in Tax Minute Book 69, page 204, the deed confirming the sale recorded February 11, 1998. The said Joe A. Johnson having died on February 4, 1996 leaving Novella E. Johnson as the surviving tenant by entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1910565SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-ADE-19-726

unimproved ☐
This is improved ☒ property, known as 726 N 5th Street, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 our hands this 15th day of November, 2019.

Novella E. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Novella E. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-1910565SSO