Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 332741 DEEDWARR
12/20/2019 09:50:54 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20191220-0131484

File No.: ALW-19-2405-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Clay Johnson	BM Real Estate Services Inc.	081-10-0-320.00
(NAME)	(NAME)	
2405 Osage St.	5016 N. PKWY Calabasas Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Calabasas CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **NEW AGAIN RENOVATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHRISTOPHER CLAY JOHNSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 150 feet of the northerly 150 feet of Lot 21 on the Map of Georgia Industrial Realty Co's, of record in Book 421, Page 188, Registers Office for said County, futher described as follows:

Said part of said lot fronts 50 feet on the southerly side of Osage Street and runs back between parallel lines parallel to and 150 feet west of the westerly margin of 24th Avenue North 150 feet to a dead line.

Being the same property conveyed to New Again Renovation LLC, A Tennessee Limited Liability Company, by Warranty Deed from Ruth L. Childress, unmarried, dated April 10, 2019, recorded April 11, 2019, in Instrument No. 20190411-0033127, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2405 Osage St., Nashville, TN 37208
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of December, 2019.

New Again Renovation, LLC, a Tennessee limited liability company

BY: CHRISTOPHER CLAY JOHNSON
ITS: MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of December, 2019, before me personally appeared JASON DUANE JENKINS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of New Again Renovation, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of December, 2019.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171