This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 7-20-6390

Karen Johnson Davidson County
Batch# 406847 DEEDWARR
05/28/2020 08:18:34 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20200528-0054732

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 7-HOM-20-1403

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00

Brian Mitchell
Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Subscribed and sworn to before me, this the 12th day of May, 2020

Dana Delworth
Notary Public
My Commission Expires: 07/06/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason N. Griffith 5109 Trousdale Drive Nashville, TN 37220	New Owner	118-01-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Eliza Davis F/K/A Eliza Davis-Threalkill and Larry M. Johnson, Trustee of the Larry and Ida Johnson Revocable Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason N. Griffith, a single man**, hereinafter called the Grantee, his heirs 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 the westerly one-half of Lot No. 95 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights," as the same appears of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 95 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Eliza Davis-Threalkill and Ida Johnson by Warranty Deed from Emma Davis, dated January 14, 2013, recorded January 29, 2013, of record in Instrument No. 20130129-0009436, Register's Office for Davidson County, Tennessee. Ida Johnson died on 5/29/2017 in Stanislaus County, California. She devised the property to the Trustee of The Larry and Ida Johnson Revocable Living Trust, established July 22, 2013 by will admitted in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P-468. Upon the death of Ida Johnson, Larry M. Johnson became the sole trustee of the Larry and Ida Johnson Revocable Living Trust, according to the terms of the trust agreement.

This is ☒ improved or ☐ unimproved property located at: **1403 Beechwood Avenue, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Eliza Davis-Threalkill having changed her name to Eliza Davis via court order entered in the Chancery Court for Davidson County, Tennessee, recorded as file number 16-1047-I on October 17, 2016.

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. Whenever 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, Grantor has executed this instrument on the date given below.

GRANTOR:

Eliza Davis

Dated: 5-13-2020

Larry M. Johnson, Trustee of the Larry and Ida Johnson Revocable Living Trust 05/12/2020

Dated: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eliza Davis ~~Flowellil~~, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2020.

Notary Public
My Commission expires: 10-2-23

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Larry M. Johnson, Trustee of the Larry and Ida Johnson Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained..

WITNESS my hand and seal at office this 12th day of May, 2020.

Notary Public
My Commission expires: _____

See attached document for Notary Public

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Merced }

On May 12, 2020 *Date* before me, Cris Z. Fuentes, Notary Public *Here Insert Name and Title of the Officer*

personally appeared Larry Michael Johnson *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CRIS Z. FUENTES
Notary Public - California
Merced County
Commission # 2179820
My Comm. Expires Jan 15, 2021

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 05/12/2020 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Larry M. Johnson	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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