# WARRANTY DEED

Karen Johnson Davidson County
Batch# 459212 DEEDWARR
08/18/2020 11:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,761.20
20200818-0092690

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.22
(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Angela Evans<br>1700 10th Ave N<br>Nashville, TN 37208 | SAME | 081-12-0-473.00 |

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 consideration, the receipt of which is hereby acknowledged, I/we, **Joel S. Johnson and wife, Lauren Quick**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Angela Evans**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract 1-A:

Land in Davidson County, Tennessee, being the Southerly 25 feet of Lot No. 218 on the Map of the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the Easterly side of 10th Avenue North and runs back between parallel lines, along the North margin of Jane Street, 150 feet to an alley.

Tract 1-B:

Land in Davidson County, Tennessee, being the North 25 feet of Lot No. 218 on the Plan of the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee

Said part of said lot fronts twenty-five (25) feet on the Easterly side of 10th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Joel S. Johnson and Lauren Quick, joint tenants with rights of survivorship by Warranty Deed from Hamidreza Parsa, married, dated 03/27/2017 and recorded 03/28/2017, of record in Instrument 201703280030034, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1700 10th Ave N, Nashville, TN 37208

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/our hand(s) this the 13th day of August, 2020.

Joel S. Johnson

Lauren Quick

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joel S. Johnson and Lauren Quick with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 13th of August, 2020.

Notary Public

My Commission Expires: 3/7/2025

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

**True Copy Certification**

I, John A Ball Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Ball Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary Seal (if on paper)

ANA LOWDON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY