WARRANTY DEED

Karen Johnson Davidson County
Batch# 507554 DEEDWARR
11/02/2020 03:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,052.65
20201102-0128078

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $284,500.00.

Affiant

Subscribed and sworn to before me, this the day of October, 2020.

Notary Public

My commission expires: 11.8.22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Olufs	SAME	**Map 060-16-0 Parcel 100.00**
151 Dellway Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Seth Johnson, an unmarried man, and Joshua K. Johnson, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Olufs

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:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Together with Joint Driveway Easement Agreement of record in Book 6580, Page 897, said Register's Office.

Being the same property conveyed to Seth Johnson, an unmarried man, and Joshua K. Johnson, an unmarried man, joint tenants with right of survivorship, by Deed dated June 1, 2018 from 5 Dogs Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20180605-0053463, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Joshua K. Johnson, pursuant to a Power of Attorney executed by him on the 12th day of October, 2020, of record in Instrument No. _____202011020128077_____, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1130, Pages 92 and 93, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4154, Page 58, Register's Office for Davidson County, Tennessee. (3) Joint Driveway Easement Agreement of record in Book 6580, Page 897, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **151 Dellway Drive, 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 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 28 day of **October, 2020.**

Seth Johnson — 10/28/2020

Joshua K. Johnson by Seth Johnson, Attorney-in-Fact — 10/28/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Seth Johnson,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of **October, 2020.**

Notary Public

My Commission Expires: 11/8/21
and Joshua K. Johnson

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **22nd** day of **October, 2020**, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Seth Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Joshua K. Johnson** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Joshua K. Johnson**, for the purpose therein contained, by signing the name of **Joshua K. Johnson,** by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of **October, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, John A Bell Sr., 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, Deliana Lowhorn a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELIANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)