WARRANTY DEED

Karen Johnson
Batch# 520967
11/25/2020 08:34:20 AM
Fees: $13.00 Taxes: $518.00

Davidson County
DEEDWARR
2 pgs

20201125-0138184

J-JG-20-274

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derrick Johnson	**New Owner**	
(NAME)	(NAME)	**134-13-0-014.00**
274 Penfield Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **RICKEY T. JOHNSON AND ELITA DAO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DERRICK JOHNSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 72 on the Plan of Kenilworth Estates, Section Two of record in Book 2900, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rickey Johnson and wife, Shirley A. Fleming Johnson by Warranty Deed from Gail R. Milner, an unmarried person of record in Book 10728, Page 410, Register's Office for Davidson County, Tennessee, dated December 12, 1997 and recorded on December 19, 1997.

Final Decree of Divorce between Shirley Johnson and Rickey Johnson filed in the Fourth Circuit Court for Davidson County, Tennessee as Docket No. 10D3504.

Rickey Johnson died intestate on September 08, 2020, leaving Elita Dao and Rickey T. Johnson as his Heirs at Law as noted in Affidavits of Heirship of record in Instrument No. 20201125-0138180 & 20201125-0138181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elita Dao and Rickey T. Johnson by Quitclaim Deed from Shirley A. Fleming as of record in Instrument No. 20201125-0138182, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 2900, Page 126, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3159, Page 308, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **274 Penfield Dr., Nashville, Tennessee 37211**.

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(S), 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 the 23rd DAY OF NOVEMBER, 2020.

Rickey T. Johnson

for Elita Dao, Her Attorney-In-Fact

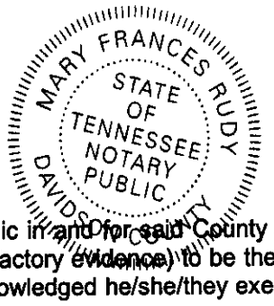
Elita Dao by Rickey T. Johnson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKEY T. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKEY T. JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELITA DAO, and who acknowledged he/she/they executed the same as the free act and deed of the said ELITA DAO.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212