Karen Johnson Davidson County
Batch# 552975 DEEDWARR
01/12/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210112-0005541



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Philip Johnson / Nicholas Johnson
Affiant

Subscribed and sworn to before me, this 8 day of JANUARY, 2021.

Danielle M Addison
Notary Public

My commission expires:
9-9-24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Taylor Norris	**FIRSTBANK**	**163160A00700CO**
5813 Monroe Crossing	**722 Columbia Ave**	
Antioch, TN 37013	**Franklin, TN 37064**	

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

NJJ Development, LLC

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

Taylor Norris, unmarried woman

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 Unit No. 107, as shown on the Plan of Phase One, Provincetown, a Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of Record in Instrument No. 20031119-0105504 and in Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in Declaration, reference to which is hereby made for a more complete and detained description of the Unit and Townhomes, the rights and obligations of the Declarant and Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Terri Johnson, by Warranty Deed from Fahim Eryan, dated April 15, 2019, of record in Instrument No. 20190417-0035123, Register's Office for Davidson County, Tennessee. Terri A. Johnson, a married individual, conveyed subject property to NJJ Development, LLC, by Quitclaim Deed for Tennessee, dated July 22, 2019, of record in Instrument No. 20190729-0074362, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5813 Monroe Crossing, Antioch, TN 37013.

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 in 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.

_____ Date: 1-8-21
NJJ Development, LLC
By: Philip J. Johnson
Its: Member

_____ Date: 1-8-21.
NJJ Development, LLC
By: Nicholas J. Johnson
Its: Member

STATE OF OH
COUNTY OF LUCAS

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **PHILIP J. JOHNSON AND NICHOLAS J. JOHNSON** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the MEMBERS of NJJ Development, LLC and that he is authorized by NJJ Development, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 8 day of JANUARY, 2021.

Danielle M. Addison
NOTARY PUBLIC

My Commission Expires: 9-9-24

DANIELLE MARIE ADDISON
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION NO. 2019-RE-600697
COMMISSION EXPIRES SEPTEMBER 9, 2024

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

