Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

When recorded return to
Midtown Title LLC
1704 Charlotte Ave #105
Nashville TN 37203
1-10306-RR

39-B
File #21-1027

Karen Johnson Davidson County
Batch# 561555 DEEDWARR
01/26/2021 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20210126-0011555

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louis Johnson, a single man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John E. Frazier, III, an unmarried man and Richard H. Missner, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 4-C, Elmington Condominium, Revised, as shown on plat of record in Plat Book 4300, Page 200, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Louis Johnson, single man by Warranty deed from Edward V. Longinotti and Lisa A. Longinotti, husband and wife of record in Instrument No. 20140908-0082016 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 08, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 322 Elmington Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
John E. Frazier, III	Movement Mortgage LLC	104-10-0C-004.00-CO
322 Elmington Avenue	8024 Calvin Hall Road	
Nashville, TN 37205	Indian Land, SC 29707	

WITNESS THE EXECUTION HEREOF this 15th day of January, 2021.

Louis Johnson

State of Tennessee)
County of Davidson)

On this 15th day of January, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Louis Johnson ~~and~~, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 499,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of January, 2021.

Notary Public

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

