WARRANTY DEED

Karen Johnson Davidson County
Batch# 563567 **DEEDWARR**
01/28/2021 01:09:14 PM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20210128-0012791

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian O'Hanlon	Guaranteed Rate, Inc.	Parcel ID: 119-10-0-148.00
(NAME) 2721 Live Oak Road	(NAME) 3940 N. Ravenswood Avenue	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven Johnson and Mitishia M. Johnson, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian J. O'Hanlon, a single man** 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. 12 on the Plan of Mashburn Heights, of record in Book 1835, page 1, to which plat reference is hereby made for a more complete and accurate description of said property.

Said Lot No. 12 fronts 70 feet on the westerly side of Live Oak Road and runs back between parallel lines 187 feet to a dead line.

Being the same property conveyed to Steven Johnson, married, by Warranty Deed from James H. Alexander and wife, Judith M. Alexander, dated November 22, 2005 and recorded November 23, 2005 in Instrument Number 20051123-0141965, Register's Office for Davidson County, Tennessee.

Mitishia M. Johnson joins in the execution of this instrument fo rthe purpose of conveying her interest, maritial or otherwise, in the above described tract or pacel of land.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DR-KW-20-2721

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2721 Live Oak Road, Nashville, TN 37210

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 our hands this 22 day of January, 2021

Steven Johnson

Mitishia M. Johnson

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Steven Johnson and Mitishia M. Johnson, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2021.

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY