Karen Johnson Davidson County
Batch# 568984 DEEDWARR
02/05/2021 10:32:21 AM 2 pgs
Fees: $13.00 Taxes: $806.17

20210205-0016860

)EED

2020-2025

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,884.00.

LaKin Singleton
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of January, 2021.

(Affix Seal) Notary Public
My Commission Expires: 6.24.2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nasiya V. Acklen 1822 A Hermosa Street Nashville, TN 37208	NEW OWNER	092.03-0A-001.00 CO

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, I/we, Jeffrey Todd Johnson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Nasiya V. Acklen, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 1822A, as established in Declaration of Covenants, Conditions and Restrictions for Dominion Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20050819-0099048, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Todd Johnson, a married man by Warranty Deed from Brittany Ennix, an unmarried women, dated September 15, 2017 and recorded September 18, 2017 in Instrument No. 201709180095303, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1822 A Hermosa Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 ~~26th~~ 25th day of January, 2021

Jeffrey Todd Johnson

State of
County of

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named Jeffrey Todd Johnson, the bargainor(s), 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 , this 26th day of January, 2021.

_____
Notary Public
My Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On January 25, 2021 (Date) before me, Shahnaaz Kaur, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Jeffrey Todd Johnson (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
(Signature of Notary Public)

NRO1 SHAHNAAZ KAUR COMM. #2282048 Notary Public - California Santa Clara County My Comm. Expires Mar. 21, 2023 NRO1