Karen Johnson Davidson County
Batch# 584691 DEEDWARR
03/04/2021 11:46:58 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20210304-0028322

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 2021.

Notary Public

My commission expires:

(Notary Stamp)

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
BryMak & Associates, Inc.	BryMak & Associates, Inc.	146-10-0-053.00
5020 Franklin Pike	5020 Franklin Pike	
Nashville, TN 37220	Nashville, TN 37220	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carolyn F. Johnson, ~~married~~ unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

BryMak & Associates, Inc., a Tennessee Corporation

(hereinafter called the "Grantee"), his 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 Lot No. 8 on the Plan of Ragland Estate of record in Plat Book 2663, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts A 175.0 feet on the Easterly Margin of franklins road and extends back between parallel a distance of 500.0 feet.

Being the same property conveyed to Carolyn F Johnson and Keely Ann Batson by Warranty deed from Jeffrey T. Mealer, unmarried of record in Book 8012, page 265, Register's Office for Davidson County, Tennessee, dated December 21, 1989 and recorded on December 27, 1989.

Being the same property conveyed to Carolyn F Johnson, marriec by Quitclaim deed from Keely Ann Batson of record in Book 9348, page 381, Register's Office for Davidson County, Tennessee, dated April 11, 1994 and recorded on May 18, 1994. ~~Harry Lee Johnson, spouse of Carolyn F Johnson, joins in the conveyance to convey any and all marital interest he may have in the subject property~~. The said Harry Lee Johnson having since passed on August 11, 2020.

This is improved property known as **5020 Franklin Pike, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of February, 2021.

Carolyn F. Johnson By Keely Ann Hagan, attorney in fact.
Carolyn F. Johnson, by her Attorney In Fact Keely Ann Hagan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carolyn F. Johnson, by her Attorney In Fact Keely Ann Hagan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of February, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

SolomonParks File No. 21-000009-529

SP 11/2015