Karen Johnson Davidson County
Batch# 591794 DEEDWARR
03/15/2021 09:04:04 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20210315-0033697

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sara E Junker
1508 Beaus Way
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
First Bank, ISAOA/ATIMA
341 Cool Springs Blvd, Ste 100
Franklin, Tennessee 37067

MAP 051
GROUP 15 0C
PARCEL 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Capital Journey, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sara E Junker, a single woman,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 24 on the Final Plat for Section 2, Walton Oaks Subdivision, of record as Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Capital Journey, LLC, a Tennessee limited liability company, by Quitclaim Deed from Redfish Anglers LLC, a Florida Limited Liability Company, dated November 12, 2020 and filed of record November 13, 2020 in Instrument No. 20201113-0134141, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Walton Oaks, of record in Instrument No. 20030904-0128576, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1508 Beaus Way, Madison, Tennessee 37115.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sara E Junker, a single woman, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 11th day of March, 2021.

Capital Journey, LLC, a Tennessee Limited Liability Company

By: James Roberts, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Roberts,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager** of **Capital Journey, LLC, a Tennessee Limited Liability Company,** the within named bargainor, **James Roberts,** and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 11th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 4-18-2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY