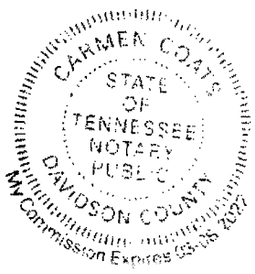
Karen Johnson Davidson County
Batch# 618632 DEEDWARR
04/20/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20210420-0052644

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2021.

Notary Public

My commission expires: **03 08 2022**

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mohamoud S. Dahir	New Owner	135-00-0-182.00
PO Box 462		
Thompson Station, TN 37179		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRAIG A. JOHNSON AND WIFE, PAM T. JOHNSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMOUD S. DAHIR, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being property located in the 29th Council District of Nashville, Davidson County Tennessee, known as the G Co. Investments property, of record in Instrument No. 201310240110678, in the Register's Office of Davidson County, and being more particularly described as follows;

Commencing at an iron pipe (found) at the Northeast corner of the Mohmoud Dahir Property (Instrument No. 201211270108855) located in the Westerly Right of Way of Ned Shelton Road (50' R.O.W.), being further located at Tennessee State Plane Coordinates N-642023.51, E-1781168.43 ((NAD83), thence, South 09 degrees 43 minutes 37 seconds West 235.00 feet to an iron pin (set) in the Westerly Right of Way of Ned Shelton Road. Said point having Tennessee State plane coordinates of N-641791.89 E-1781126.73, this being the Northeast corner of the herein described property and the true point of beginning, thence continuing with Ned Shelton Rd, South 09 degrees 43 minutes 37 seconds West, 136.72 feet to an iron pin (set);

Thence with a curve to the right, having a radius of 40.00 feet to an arc length of 80.83 feet, a chord bearing of South 67 degrees 37 minutes 14 seconds West, a chord distance of 67.76 feet to an iron pin (set) in the Northerly Right of Way of Smith Springs Rd (50' R.O.W.);

Thence continuing with Smith Springs Rd. North 54 degrees 29 minutes 10 seconds West, 110.79 feet to an iron pin (found);

Thence leaving Smith Springs Rd, North 05 degrees 03 minutes 38 seconds East, 188.75 feet to an iron pin (set);

Thence South 60 degrees 02 minutes 26 seconds East, 183.86 feet to the Point of beginning, containing 30,558.82 square feet, 0.70 acres, according to a survey by Jeffrey A. Leopard dated January 6, 2014.

Being the same property conveyed to Craig A. Johnson and wife, Pam T. Johnson by Warranty Deed from G Co Investments, LLC of record in Instrument No. 20140121-0005470 Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 21, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2416 Smith Springs Road, Nashville, TN 37217, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2021.

Craig A. Johnson

Pam T. Johnson

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Craig A. Johnson and Pam T. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2021.

Notary Public

My Commission Expires:

GREGORY HOUGH
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0719863
My Commission Expires Apr 21, 2027

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

