Karen Johnson Davidson County
Batch# 643450 DEEDWARR
05/25/2021 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210525-0070483

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **500,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/24/2021** Notary Public MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3765

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASneed 2 General Partnership	**ASneed 2 General Partnership**	**148-00-0-130.00** **148-00-0-212.00**
(NAME) **4850 Payne Road**	(NAME) **P.O. Box 59286**	
(ADDRESS) **Antioch, TN, 37013**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Keith M. Johnson, Sr, and wife Jessica Johnson** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASneed 2 General Partnership, a Tennessee general partnership,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AND 2 ON THE PLAN OF C.E. EDWARDS SUBDIVISION OF RECORD IN PLAT BOOK 5190, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

LOT 1 BEING PARCEL #148 00 0 130.00
LOT 2 BEING PARCEL #148 00 0 212.00

Being part of the same property conveyed to Keith M. Johnson, Sr by Deed dated March 11, 2008 from Margaret B. Edwards, recorded March 14, 2008, in Instrument Number 20080314-0026137, in the Register's Office of Davidson County, Tennessee.

Being all of the same property conveyed to Keith M. Johnson, Sr by Deed dated April 20, 2007 from Margaret B. Edwards, recorded April 24, 2007, in Instrument Number 20070424-0048947, in the Register's Office of Davidson County, Tennessee.

*Jessica Johnson, hereby joins in this conveyance to relinquish homestead, dower, as well as any and all other marital or non-marital interest.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4850 Payne Road, Antioch, TN 37013**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **May, 2021**.

Keith M. Johnson Sr

Jessica Johnson

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Keith M. Johnson, Sr. and Jessica Johnson** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **24th** day of **May, 2021**.

NOTARY PUBLIC

My Commission Expires: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

