WARRANTY DEED

Karen Johnson Davidson County
Batch# 648950 DEEDWARR
06/03/2021 10:45:58 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20210603-0074466

KIM DEBERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON
My Comm. Expires July 18, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Music City Financial, LLC	Music City Financial, LLC	42-15-110
(NAME)	(NAME)	
205 Linda Lane	7703 N. LAMAR BLVD #205	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	AUSTIN, TX 78752	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211079

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mark A. Johnson and Robert T. Johnson** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Music City Financial, LLC**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 33 on the Plan of Blair Heights, Section II, as of record in Book 2133, page 51, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Mark A. Johnson and Robert T. Johnson by Executor's Quitclaim Deed by Almon L. Johnson, Executor of the Estate of Floy Faith Johnson, dated March 6, 2003 and filed of record in Instrument No. 20030307-0030660, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 205 Linda Lane, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of May, 2021

Mark A. Johnson

Robert T. Johnson
By Mark A Johnson, Attorney in Fact

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Mark A Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert T Johnson, and who acknowledged that he/she executed the same as the free act and deed of Robert T Johnson.

Witness my hand, at office, this 28th of May, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark A. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of May, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023