WARRANTY DEED

Karen Johnson Davidson County
Batch# 652417 DEEDWARR
06/09/2021 10:44:45 AM 3 pgs
Fees: $18.00 Taxes: $588.30

20210609-0077336

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $159,000.00

Affiant

Subscribed and sworn to before me This 17 day of May 2021.

Notary Public

My Commission Expires: May 5th, 2025

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
The Boulders Subdivision, LLC 5847 Woodland Hills Drive, Nashville, TN 37211	New Owner	172020a01700co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Nicholas Johnson and Ashlie Johnson**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **The Boulders Subdivision, a Limited Liability Company** (The "Grantee"), Grantees's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register's Office of Deed Office for Davidson County, Tennessee, to which reference is hereby made to said Instrument number for a more comprehensive legal description.

Being the same property conveyed to Nicholas and spouse, Ashlie Johnson by Warranty Deed from The Boulders Subdivision, LLC, by deed of record in Instrument No. 20200212-0016001, Register's Office for Davidson County, Tennessee.

This is improved property known as 5847 Woodland Hills, Nashville TN 37211.

This is the same legal description as on the previous deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Easements as of record in Book 6489, page 537, Book 7950 Page 224 Book 7950, Page 227, Instrument No. 19991222030625 Instrument No. 1999122220306126, Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946
3. Covenants as of record in Instrument No. 20180920-0093374 and Instrument No. 20190701-0063431, said Register's Office.
4. Deed of Conveyance of record in Book 5691, Page 5448, said Register's Office.
5. Subject to all matters shown in the plat of record in Instrument No. 20170918-0095179 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, their successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17 day of May 2021.

Ashlie Johnson

Nicholas Johnson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Nicholas Johnson and Ashlie Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged they executed the foregoing instrument for purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 17 day of May 2021.

Notary Public

My Commission Expires: 1/9/24

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY