WARRANTY DEED

Karen Johnson Davidson County
Batch# 658585 **DEEDWARR**
06/17/2021 08:19:19 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20210617-0081691

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$67,500.00~~ $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

#150760+156058

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Mettle Group LLC	NEW OWNER	04315009800 and 04315009700
(NAME)	(NAME)	
525 Royal Pkwy #293296		
(ADDRESS)	(ADDRESS)	
Nashville TN 37229		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE , **India Johnson, Kenneth Johnson Jr., LaWanda Johnson, and Dora Carney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The Mettle Group 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:

Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the map of Rock Hill Subdivision of Block A of the property of Mrs. Emma W Dismukes in he 11th Civil District of Davidson County, Tennessee, described according to a survey made by Ewell Anderson, Surveyor, August 1945, as follows:

BEGINNING on the easterly margin of Farris Avenue at the northwest corner of the property conveyed to Willie Johnson, not Witt, by deed from Mrs. Emma W Dismukes et, al of record in Book 1977, page 337, Register's Office for Davidson County, Tennessee; also being the corner of lots Nos. 4 and 5 on said survey; thence with the line between said two lots and said Witt's northern boundary line easterly 200 feet; thence northerly 100 feet to the corner of lots Nos. 2 and 3; thence with the line between said lots westerly 200 feet to the easterly margin of Farris Avenue; thence with the same southerly 100 feet to the beginning.

Being the same property conveyed to William E. Johnson by deed from Emma W. Dismukes of record in Book 1562, page 359. William E Johnson having died leaving Beatrice Clendale Johnson, his wife, and children India C. Johnson and Kenneth Johnson as his heirs-at-law. Kenneth Johnson having died on April 30, 2002 survived by his children Kenneth Johnson, Jr. LaWanda Johnson and Rachel Johnson. Rachel Johnson died December 14, 2019 having never married and without issue and her interest passing to Kenneth Johnson, Jr. and LaWanda Johnson. Beatrice Johnson had a child prior to her marriage to William E. Johnson named Dora Carney as established by Affidavit of Heirship recorded in Instrument Number 20210412-0048567.

This instrument is executed on behalf of Kenneth Johnson Jr., LaWanda Johnson, and Dora Carney by India Johnson as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Nos 20210617-0081688, 20210617-0081689, 20210617-0081690 in Registers office for Davidson County TN.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as and 103 Farris Ave. Madison, TN 37115 109 Farris Avenue, Madison, TN 37115

(House Number) (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 we do covenant with the said GRANTEES 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 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 28th day of May, 2021.

India Johnson

Kenneth Johnson Jr. by India Johnson POA

LaWanda Johnson POA India Johnson

Dora Carney by India Johnson POA

State of Tennessee
County of Davidson

Personally appeared before me India Johnson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2021.

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 03/03/2025

Notary Public

My Commission Expires: Per TN Executive Order 77 by Governor May 12, 2021

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of 2021, before me personally appeared India Johnson, the person who executed the foregoing instrument on behalf of Kenneth Johnson, Jr. LaWanda Johnson and Dora Carney and acknowledged that she executed the same as the free act and deed of the said Kenneth Johnson Jr.., LaWanda Johnson and Dora Carney, through Power of Attorney granted her by the said Kenneth Johnson, Jr. , LaWanda Johnson and Dora Carney.

Notary Public

commission expires: Per TN Executive Order No 77 by Governor May 12, 2021

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. Expires 03/03/2025

ad1055
File No.: 15658