Karen Johnson Davidson County
Batch# 663591 DEEDWARR
06/24/2021 09:14:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20210624-0085417

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nkiruka Emeagwali	New Owner at Owners	
(NAME) 131 Harbour Close	(NAME) Address	06907000600
(ADDRESS) New Haven, CT 06519	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Luther Lemuel Johnson, III, a single person, and Maryetta Johnson, a single person** . HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nkiruka Emeagwali** , HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 on the Plan of Gardner Meadows, as of record in Book 2330, Page 44, Register's Office for said County.

Said Lot No. 1 fronts 180 feet on the southwesterly side of Hydes Ferry Pike and extends back between lines, 608.9 feet on the southeasterly line and 582.6 feet on the northwesterly line, which is a broken line, to a dead line on which it measures 63.3 feet.

Being the same property conveyed to Luther L. Johnson Jr and wife, Mary R. Johnson by Warranty deed from Walter Young and wife, Era G. Young of record in Book 2643, page 633, Register's Office for Davidson County, Tennessee, dated April 13, 1957 and recorded on April 15, 1957. Mary R Johnson died on November 14, 1987 leaving Luther L Johnson, Jr. as the remaining tenant by the entirety.

Luther L Johnson, Jr. died tesate on March 9, 1999 and his Will was probated at Docket No 99P940 in the Probate Court for Davidson County, TN.

Affidavit of Inheritance between Luther Lemuel Johnson III, executor of the Estate of Luther L. Johnson, Jr, deceased, recorded on September 20, 2000, in Instrument No. 20000920-0093600.

Grantors warrant that the above described property was not used as primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 2330, Page 44, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 4211 Ashland City Hwy Nashville, TN 37218 (unimproved)
(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 hand this 18th day of June, 2021.

Luther Lemuel Johnson, III

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Luther Lemuel Johnson, III, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2021.

CAREN SUN KIM
Notary Public, State of Texas
Comm. Expires 11-13-2024
Notary ID 132780917

Notary Public_____

My Commission Expires: 11/13/2024

_____
Maryetta Johnson

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maryetta Johnson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of June, 2021.

Notary Public_____

My Commission Expires:_____

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 hand this 18th day of June, 2021.

Luther Lemuel Johnson, III

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Luther Lemuel Johnson, III, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of June, 2021.

Notary Public_____

My Commission Expires:_____

Maryetta Johnson

Maryetta Johnson

STATE OF New Jersey
COUNTY OF Passaic

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maryetta Johnson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2021.

Notary Public Delphine L Scott

My Commission Expires: 02/23/2025

DELPHINE L SCOTT
NOTARY PUBLIC
My Commission Expires 02-23-2025
Comm. #2325655
STATE OF NEW JERSEY

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022