Karen Johnson Davidson County
Batch# 667940 DEEDWARR
06/29/2021 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $18.50
20210629-0088215

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $5,000.00.

Affiant

Subscribed and sworn to me on 06/28/21.

NOTARY PUBLIC
My Commission Expires: 11-6-2024

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| James Allen Johnson<br>Gwendolyn Denise Johnson<br>2716 Jefferson Street<br>Nashville, TN 37208 | NEW OWNER<br>109 Morton Court<br>Fortson, GA 31808 | 092 02 0 080.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Larry Howse, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James Allen Johnson and Gwendolyn Denise Johnson, husband and wife, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Easterly one half of Lot No. 50 on the plan of O.H. Menees' Subdivision, as of record in Book 57, Page 89, Register's Office for said County.

Said Easterly one half of Lot No. 50 fronts 25 feet on the Northerly side of Jefferson Street, and runs back between parallel lines 164 feet, more or less, to Scovel Street, formerly Madison Street.

LESS AND EXCEPT that part conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Book 5375, Page 243, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the existing northerly margin of Jefferson Street, said point being located on the common line between Parcels 79 and 80 as shown on Sheet 92-2 of the Metropolitan Nashville and Davidson County Property maps; thence along said northerly margin North 82° 15' East 25.00 feet to a point on the common line between Parcel 80 and 82; thence westerly along a right-of-way curve to the right having a radius of 170.00 feet a distance of 24.95 feet to a point on the common line between Parcels 79 and 80; thence along said common line South 7° 32' East 1.86 feet to the point of beginning and containing 16 square feet.

LESS AND EXCEPT that part conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Agreed Order of record in Book 5588, Page 391, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the existing northerly margin of Jefferson Street, said point being on the common line between Parcels 78 and 79 as shown on Map 92-2 of the Metropolitan Nashville and Davidson County Property Maps; thence along said margin North 82° 15' East 25.00' to a point, said point being on the common line between Parcels 79 and 80 as shown on Map 92-2 of the Metropolitan Nashville and Davidson county Property Maps; thence North 7° 32' West 1.86' to a point, said point being the beginning of a proposed right-of-way return curve having a radius of 170'; thence along said curve a distance of 25.64' to a common line between parcels 78 and 79 as shown on Map 92.2 of the metropolitan Nashville Property Maps; thence south 7° 32' East 7.53' to the point of beginning and containing 109 square feet.

LESS AND EXCEPT that part conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Agreed Order of record in Book 8095, Page 274, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the point of intersection of the existing east margin of 28th Avenue North and the existing south margin of Beasley Street; thence with the proposed east margin of 28th Avenue North (1) south 13 degrees 53 minutes 00 seconds east 53.437 feet, (2) having a 67 foot radius left and southeasterly 69.41 feet to a point thence with the proposed northeast margin of Jefferson Street south 73 degrees 14 minutes 27 seconds east 96 feet, more or less to a point; thence with the west boundary of Grace Apostalic Church, Inc. southerly 20 feet, more or less to a point; thence with the existing north margin of Jefferson Street westerly 34 feet, more or less to a point; thence with the existing east margin northerly 117 feet, more or less to the point of beginning and containing 4,356.88 square feet.

Being the same property conveyed to Felicia A. Pratt, an unmarried woman, by QuitClaim Deed from Richard Hill, of record in Instrument No.20190619-0059131, in the Register's Office of Davidson County, Tennessee, dated June 06, 2019 and recorded on June 19, 2019.

Being a part of the same property conveyed to Mattie Pratt, by QuitClaim Deed from Myles Owens IV, of record in Instrument No. 20060418-0044469, in the Register's Office of Davidson County, Tennessee, dated April 06, 2006 and recorded on April 18, 2006. The Said Mattie Pratt, being the same person as Mattie Pearl Howse Pratt died, testate, and by her Last will and Testament in Case No. 07P-721, Seventh Circuit for Davidson County, Tennessee, devised her interest in subject property to Felicia Pratt. A certified copy of said Will appears of record as Instrument No. 20070319-0033236, and re-recorded as Instrument No. 20080318-0027101.

Being a part of the same property conveyed to Mattie Pratt, by QuitClaim Deed from Charles E. Mitchell and C. B. Howse, JR., of record in Instrument No.20000720-0071649, in the Register's Office of Davidson County, Tennessee, dated July 13, 2000 and recorded on July 20, 2000.

Being the same property conveyed to C. B. Howse and Wife, Madolyn Howse, by Warranty Deed from Flora May Hendricks Prophet, of record in Book 4336, Page 782, in the Register's Office of Davidson County, Tennessee, dated May 22, 1969 and recorded on May 28, 1969. The said Madolyn O. Howse predeceased the said C.B. Howse. The said C.B. Howse died, testate, and by his last will and testament, of record in Will Book 158, Page 204, Probate Clerk's Office for Davidson County, Tennessee, devised the above described part of Lot 50 to Mattie Pratt, C.B. Howse, Jr., Larry Howse, Richard Hill, Myles Owen III and Myles Owen IV as part of his residuary estate, as stated in the Affidavit of Heirship of record in Book 8557, Page 871, said Register's Office.

This is Improved property, known as 2716 Jefferson Street, Nashville, TN 37208

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on 06/28/21.

Larry Howse

Larry Howse

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

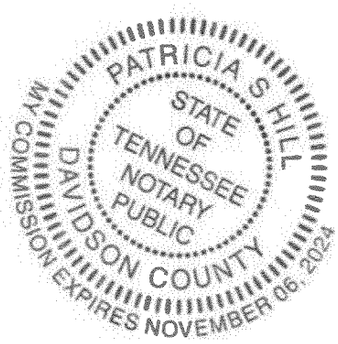
On 06/28/21, before me personally appeared Larry Howse, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 06/28/21.

P S Hill

NOTARY PUBLIC

My Commission Expires: 11-6-24



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY