Karen Johnson Davidson County
Batch# 670907 DEEDWARR
07/02/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20210702-0090361

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9871-B

ADDRESS NEW OWNER:
935 South, LLC
7222 Shagbark Ln
College Grove, TN 37046

SEND TAX BILL TO:
Owner

MORTGAGEE:
N/A

Parcel ID:
105-02-0L-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie Johnson, Randy Johnson, and James Newman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **935 South, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Unit B on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Eclaire Estates Homeowners Association of record in Instrument No. 20160205-0011373, Register's Office for Davidson County, Tennessee, reference hereby made for a more specific description.
>
> Being the same property conveyed to Jamie Johnson, Randy Johnson, and James Newman by Deed from Key City Properties, LLC, of record in Instrument Number 20170315-0025243, Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 15, 2017.
>
> This instrument is executed on behalf of Jamie Johnson by virtue of a written Power of Attorney of record in Book _____, page _____, Register's Office for Davidson County, Tennessee. 202107020090360

This is improved property known as 935 South Street, Nashville, TN 37203. Possession is to be given on July 1, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of July, 2021.

Jamie Johnson
Jamie Johnson

Randy Johnson
Randy Johnson

James Newman by Jamie Johnson this attorney in fact
James Newman by Jamie Johnson, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 1st day of July, 2021, before me personally appeared James Newman , 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 Jamie Johnson as their attorney in fact, pursuant to the power of attorney recorded in Book ____*_____, page _*____, Register's Office, Davidson County, Tennessee, and acknowledged that they executed the same as the free act and deed of Jamie Johnson as their attorney in fact.

* 202107020090360

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jamie Johnson and Randy Johnson,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of July, 2021.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$1,050,000.00**.

AFFIANT

Subscribed and sworn to before me on this 1st day of July, 2021.

NOTARY PUBLIC

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

My Commission Expires:

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1 2021 (date of document).

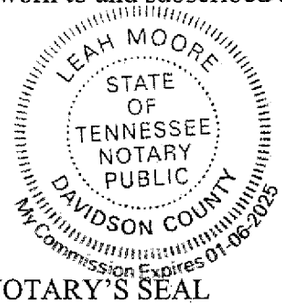
Affiant Signature

July 2, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2 day of July, 2021.



NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025