Karen Johnson Davidson County
Batch# 675948 DEEDWARR
07/13/2021 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210713-0094163

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-030411

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Nathaniel Young	New owner	
(NAME)	(NAME)	
520 East Nocturne Drive		070-04-0-081.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JULIE S. JOHNSON, unmarried AND JOSEPH JOHNSON, married AND CHRISTI JOHNSON PEOPLES, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID NATHANIEL YOUNG, *, 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:

* and Maria Esmeralda Quintero, husband + wife

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being part of Block "B" on the Map of Dewey Heights Subdivision, as of record in Plat Book 161, Page 94, Register's Office for said County, being designated as Tracts Nos. 11 and 12 on the unrecorded map of the same for Edith R. Howse Wright made by John M. Sullivan, Civil Engineer May 13, 1958, as follows:

Beginning at a point at the southwest corner of Chris Street and Manila Street; thence with the margin of Manila Street South 15 degrees 45 feet West 29.5; South 31 degrees 12 minutes West 74.1 feet to a point South 36 degrees 26 minutes West 32.9 feet to the corner of Lots 10 and 11; thence with the line between said Lots, North 53 degrees 29 minutes West 11 feet to a point; thence North 52 degrees 54 minutes East 68.6 feet to the southerly margin of Chris Street; thence with the margin of the same, North 86 degrees 35 minutes East 103.9 feet to the point of beginning.

Being the same property conveyed to Wilmer Davis and wife, Theresa Mai Davis by Installment Deed from Edith R. Howse Wright of record in Deed Book 3347, Page 39 Register's Office for Davidson County, Tennessee, dated May 02, 1961 and recorded on May 19, 1961. Theresa Howse Davis and Wilmer L. Davis were granted an absolute divorce by Final Decree No 82D-2531, Circuit Court for Davidson County, Tennessee. Wilmer L. Davis having deceased on or about April 14, 1992.

Being the same property conveyed to Judi E. Johnson, unmarried by Warranty Deed from Theresa H. Davis a/k/a Theresa Mai Davis by Kita W. Johnson, as Attorney-in-Fact of record in Instrument No. 20041202-0143738 Register's Office for Davidson County, Tennessee, dated November 23, 2004 and recorded on December 02, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 520 East Nocturne Drive, Nashville, TN 37207
(House No.) (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 hand(s) this the 9th day of April, 2021

Julie S. Johnson

Joseph Johnson

Christi Johnson Peoples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christi Johnson Peoples, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2021.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Julie S. Johnson and Joseph Johnson, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of April, 2021.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/9/21 (date of document).

Connie Taylor
Affiant Signature

4/9/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

