Karen Johnson Davidson County
Batch# 677862 DEEDWARR
07/16/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20210716-0095626

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Robert Zaleski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES:
4-16-2022
(AFFIX SEAL)

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-16-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-02224

Address of New Owner:	Send Tax Bills to:	Tax Information:
Darrell E. Johnson and Rebecca L. Johnson Husband and Wife 924 Warren Street Nashville, TN 37208	Darrell E Johnson and Rebecca L. Johnson 16 Canyon Crossing Clifton Park NY 12833	081 16 0G 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Pemberton, a unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Darrell E. Johnson and Rebecca L. Johnson Husband and Wife** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 924 of 924 and 926 Warren Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 924 and 926 Warren Street Townhomes, a Horizontal Property Regime, of record in Instrument Number 20150611-0055484, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Daniel Pemberton, an unmarried man, by Warranty Deed from Erin R. Duclos and David E. Salinger, Wife and Husband, of record in Instrument No. 20171102-0112603, in the Register's Office of Davidson County, Tennessee, dated October 20, 2017 and recorded on November 02, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 924 Warren Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of July, 2021

Daniel Pemberton

STATE OF ~~TENNESSEE~~ NC

COUNTY OF Mecklenburg

On this 13th day of July, 2021, before me personally appeared Daniel Pemberton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 2-4-2023

Bobbie Smith
Notary Public
Mecklenburg County, NC
My Commission Expires February 4, 2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robin Jaleski *(custodian's name)*, 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 7-13-21 *(date of document)*.

Robin Jaleski — Custodian's Signature

7-15-21 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 15th day of July, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: _____

