Karen Johnson Davidson County
Batch# 691604 DEEDWARR
08/05/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,159.80
20210805-0105750

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $854,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 3/1/2025
(AFFIX SEAL)

CYNTHIA ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ten 10 Partners, LLC, a Tennessee Limited Liability Company	New Owner	105-09-OZ-001.OO-CO
(NAME)	(NAME)	
1003 Natchez Road		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069-4732		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anna Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ten 10 Partners, LLC, a Tennessee Limited Liability Company,** 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:

Land in Davidson County, Tennessee, being Unit A of 1002 Caldwell Avenue Townhomes, a Horizontal Property Regime with Private Elements, as described in the Declaration of Covenants, Conditions and Restrictions for 1002 Caldwell Avenue Townhomes of record in Instrument Number 20150121-0006000, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and related to the units, property, co-owners and tenants of 1002 Caldwell Avenue Townhomes contained in said Declaration, the Plat filed as Exhibit "C' to said Declaration and Bylaws appended thereto as Exhibit "B" are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Anna Barker Johnson and Justin Johnson, wife and husband by deed dated April 13, 2016 from Graham Built Construction, LLC of record in Instrument No. 20160414-0035901, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anna Johnson, a single person by Quitclaim deed from Justin Johnson, single person of record in Instrument No. 20210209-0018414, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1002A Caldwell Avenue, Nashville, TN 37204
(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/our hands this 3rd day of August, 2021.

Anna Johnson

State of Tennessee
County of Davidson

On this 3rd day of August, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Anna Johnson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 3rd day of August, 2021.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

File No.: 21-Ten

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 on August 4, 2021.

8/04/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on July 29, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

08/04/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

