WARRANTY DEED

VICTORIA A. BONNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MJ-EV-21-5301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert A. Johnson and Phyllis Johnson	**NEW OWNER**	
(NAME)	(NAME)	**078-00-0-059 00**
5301 Tidwell Hollow Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ALAN LOVELL AND WIFE, WANDA GRAVES LOVELL**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT A. JOHNSON AND PHYLLIS JOHNSON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th Civil District of said County and State described to a survey made by Southern Lane Surveying Co., Inc., dated 12/2/67, as follows:

Beginning on the Northwesterly margin of Tidwell Hollow Road at a point 204' North of the Northeasterly corner of the property conveyed to J. W. McGowan, by deed of record in Book 4322, page 849, Register's Office for said County; thence North 40 degrees 58 minutes 8 seconds West 1500.9 feet to a point; thence North 64 degrees 00 minutes East 217 feet to a point, thence South 40 degrees 51 minutes East 1446.5 feet to a point; thence Southwesterly 207' to the beginning containing 7.1 acres lore or less.

Being the same property conveyed to Clyde E. Lovell and wife, Ollie J. Lovell by Warranty deed from Lewis W. Collier and wife, Dale S. Collier and Leola Tidwell Simokins of record in Book 4472, page 385, Register's Office for Davidson County, Tennessee, dated January 04, 1971 and recorded on January 08, 1971.

Being the same property conveyed to Mark Alan Lovell and wife, Wanda Graves Lovell by Quitclaim deed from Clyde E. Lovell and wife, Ollie J. Lovell of record in Book 6321, page 496, Register's Office for Davidson County, Tennessee, dated June 12, 1984 and recorded on June 21, 1984.

This conveyance is subject to:
- Taxes for the year 2021.
- Restrictions of record in Book 4204, Page 110, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5301 Tidwell Hollow Rd, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 704026 **DEEDWARR**
08/25/2021 10:35:20 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210825-0114674

Witness my/our hand(s) this the 24 DAY OF AUGUST, 2021.

Mark Alan Lovell

Wanda Graves Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ALAN LOVELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA GRAVES LOVELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212