WARRANTY DEED

Karen Johnson Davidson County
Batch# 709089 DEEDWARR
09/02/2021 10:48:48 AM 2 pgs
Fees: $13.00 Taxes: $1,027.77

20210902-0118392

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,777.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mena Nady	SWBC	150-00-0-003.00
(NAME)	(NAME)	
3620 Butler Road	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio, Tx 78216	
(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, We, **Harold Lewis Johnson and Peggy Louis Wright,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mena Nady,** 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 Lot No. 1 on the Plat of Harold Johnson Subdivision, of record in Plat Book 5210, Page 194, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Harold Lewis Johnson and Peggy Louis Wright by deed of record in Instrument No. 20030520-0068363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3620 Butler Road, Nashville, TN 37217
(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 1st day of September, 2021.

Witness my/our hands this 1st day of September, 2021.

Harold Lewis Johnson

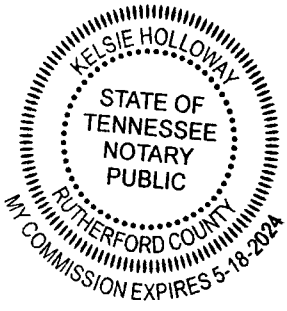
Peggy Louis Wright

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Harold Lewis Johnson and Peggy Louis Wright the bargainor(s), 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 seal this 1st day of September, 2021.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22447