Karen Johnson Davidson County
Batch# 710931 DEEDWARR
09/07/2021 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20210907-0119553

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30844	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **451,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September ,2021. Notary Public MY COMMISSION EXPIRES: 05/05/2025 (AFFIX SEAL)

BRANDON DIRKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ty Marinkov	**Ty Marinkov**	
601 Newhall Drive	**601 Newhall Drive**	08315019000
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Allison Johnson, unmarried, and Ronald Johnson, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ty Marinkov,**

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 Nos. 298-B, as shown on the map entitled Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, of record in Plat Book 5200, Page 777, as amended in Plat Book 6250, Page 622 and corrected by Surveyor's Certificate of Correction of record in Book 6776, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Allison Johnson, an unmarried woman and Ronald Johnson, a married man by Warranty deed from Newhall Brittany Partners, a Tennessee General Partnership of record in Instrument No. 20210514-0065199 Register's Office for Davidson County, Tennessee, dated May 11, 2021 and recorded on May 14, 2021.

The above described property has never been the residence of Grantor Ronald Johnson and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **601 Newhall Drive, Nashville, TN 37206.**

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 our hands this the 31st day of August, 2021.

Allison Johnson

Ronald Johnson by Allison Johnson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allison Johnson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of August, 2021.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Allison Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Ronald Johnson**, as his Attorney in Fact, as the free act and deed of the within named **Ronald Johnson.**

Witness my hand and official seal this the 31st day of August, 2021.

My Commission expires: _____

Notary Public

Property Address: 601 Newhall Drive, Nashville, TN 37206

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 August 31, 2021.

Steve Berneman

Date: 31st day of August, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 31st day of August, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2021-7164-TN