Karen Johnson Davidson County
Batch# 723149 DEEDWARR
09/24/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,593.70
20210924-0128406

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $701,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Obriant Johnson and Franklin Tyler Johnson, wife and husband	New owner (NAME)	
5410B Kentucky Ave (ADDRESS)	(ADDRESS)	091-06-0-376.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable consideration , the receipt of which is hereby acknowledged, we Avery J. Cates, married, f/k/a Avery A. Jordan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lindsey Obriant Johnson and Franklin Tyler Johnson, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 1317 of Block 184 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Avery A. Jordan, a Single Woman by Warranty deed from Gianikas Contractors Inc., of record in Instrument No. 20160614-0059930 Register's Office for Davidson County, Tennessee, dated June 14, 2016.

Avery A. Jordan having since been married and is now known as Avery J. Cates.

Spouse Edward S. Cates joins in this conveyance, but not the warranties herein, to relinquish all rights, marital or otherwise, which he may have in said property by virtue of his marriage to Avery J. Cates.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5410B Kentucky Ave, Nashville, TN 37209
(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 hand(s) this 20th day of September, 2021.

WARRANTY DEED
(Continued)

Avery J. Cates, f/k/a Avery A. Jordan

Edward S. Cates

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Avery J. Cates and Edward S. Cates, the herein bargainor(s), 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 20th day of September, 2021.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make 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 Sept 22, 2021.

Hadley Roper
Affiant Signature

9/22/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9/22/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY