Karen Johnson Davidson County
Batch# 750359 DEEDWARR
11/05/2021 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,168.20
20211105-0148379

WARRANTY DEED

KATHRYN M FEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 02 22 2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $586,000.00.

Eileen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Katie Feach
Notary Public

MY COMMISSION EXPIRES: 02/22/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 21-158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Andrew Kane	Andrew Kane	072-09-2G-001.00-CO
(NAME)	(NAME)	
908A Burchwood Ave	908A Burchwood Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville TN 37216	
(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, JULIA JOHNSON GRANT, FORMERLY KNOWN AS JULIA CARTER JOHNSON, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW KANE, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 908A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 908 Burchwood Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151230-0131315 and being shown on Plat attached thereto as Exhibit "B", 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 Julia Carter Johnson, unmarried and Calvin R. Johnson, unmarried as tenants in common by Warranty deed from Eric Lesueur and Dawn Lesueur, husband and wife of record in Instrument No. 20170424-0039861 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 24, 2017.

Being the same property conveyed to Julia Carter Johnson, unmarried by Quitclaim deed from Calvin R. Johnson, unmarried of record in Instrument No. 20201001-0113298 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on October 01, 2020

Julia Carter Johnson has since married and is now known as Julia Johnson Grant. Timothy Grant, husband of Julia Johnson Grant joins in this conveyance for the express purpose of conveying all of his right, title and interest, if any, marital or otherwise, in and to said property to the Grantee.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee; and, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in

Instrument Number 20151230-0131315, and amended with Instrument No. 20180724-0072223, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

unimproved ☐

This is improved ☒ property, known as 908A Burchwood Ave, Nashville, TN 37216
(House No.) (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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 anygender shall be applicable to all genders.

Witness our hands this 27 day of October, 2021.

Tim Grant
Timothy Grant

Julia John Grant by Timothy Grant Attorney in Fact
Julia Johnson Grant by Timothy Grant, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, TimothyGrant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Timothy Grant to me known to be the person who executed the foregoing instrument on behalf of Julia Johnson Grant, acknowledged that he executed theforegoing instrument as the free act and deed of Julia Johnson Grant and for the purposes therein contained by virtue of a power of attorney, duly executed by the said Julia Johnson Grant and appearing of record in Instrument No. _____, said Register's Office..

WITNESS my hand and official seal on the 27 day of October, 2021.

Eileen Smith
Notary Public

Printed Name Eileen Smith

My Commission Expires: 8/22/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Eileen Smith, do hereby make oath that I am ~~a licensed attorney and/~~or 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 10/27/2021 (date of document).

Eileen
Affiant Signature

10-28-2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of October, 2021.

Katie Peach
Notary's Signature

MY COMMISSION EXPIRES: 02/22/2025

NOTARY'S SEAL

