Prepared by and return to:
Katelynn Bryant
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
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Karen Johnson Davidson County
Batch# 750557 DEEDWARR
11/08/2021 09:14:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20211108-0148637

WARRANTY DEED

Effective as of 18 **day of October, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **John A. Johnson, married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Trubuyers, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in **Davidson County**, State of Tennessee, and described as follows:

Parcel No. 1:

Land in Davidson County, Tennessee, being Lot No. 592, on the Plan of Hermitage Hills, Section 6, of record in Book 3300, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Parcel No. 2:

Land in Davidson County, Tennessee, beginning at a point, said point being the Southeast Corner of Lot No. 592, Section 6, Hermitage Hills Subdivision, Book 3300, Page 10, RODC.; thence along the East property line of the above mentioned Lot No. 592, North 4 deg. 12' East, 73. 6 feet to a point; thence leaving said East property line of said Lot No. 592, South 89 deg. 47' East 16.04 feet to a point; thence South 4 deg. 12' West, 72.86 feet to a point; thence South 87 deg. 37' West 16.11 feet to the point of beginning and containing 0.027 acres, more or less.

Being the same property conveyed to John A. Johnson by Warranty Deed in Instrument No. 20050405-0036854 in the Official Records of the **Davidson County** Recording Office. Grantor's wife, **Artina Johnson**, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that she has in the property by virtue of her marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Hermitage Hills, as recorded in Plat Book 3300, Page(s) 10; and Easement for Public Utility, recorded in Book 3430, Page 309; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in ~~**Davidson**~~ Williamson **County**, State of Tennessee on this the 18 day of October, 2021

GRANTORS:

John A. Johnson

Artina Johnson

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **John A. Johnson** and **Artina Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 18 day of Oct. 2021.

DEBORAH J. BLACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-16-2025

Notary Public

My Commission Expires:

New Owner Name and Address to: Trubuyers, LLC 9230 W Rascon Loop, #305 Phoenix, AZ, 85037 Property Address: 211 Bonnafield Drive Nashville, TN 37076 Mail tax bills to: Trubuyers, LLC 3101 N Central Ave, #305 PHOENIX, AZ 85013 Parcel I.D. Numbers: 075 09 0 039.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is 255,000.00 Katelyn Rust AFFIANT Subscribed and sworn to before me this 18th day of October, 2021 NOTARY PUBLIC Commission expires: DEBORAH J. BLACK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-16-2025

Tennessee Certification of Electronic Document

I, R Alan Alsobrook, 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 October 18, 2021 (date of document).

Affiant Signature

11-2-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 2 day of Nov, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

