Karen Johnson Davidson County
Batch# 763533 DEEDWARR
12/01/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20211201-0158220

WP WI

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7656

STATE OF ~~TENNESSEE~~ BROWN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of November, 2021

Notary Public

Commission Expires 2-11-2024

NORINA DA SILVA
Notary Public
State of Wisconsin

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Johnson and LaTanya Johnson 1422 Clifton Lane Unit B Nashville, TN 37215	Truist Bank 901 Semmes Ave. Richmond, VA 23224	117-12-0V-002.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

DJK LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Johnson and LaTanya Johnson, husband and wife,

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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1420 Clifton Lane, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160811-0083882 and amended in Instrument No. 20170614-0059600, 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 Dennis Andrew Kelly, a married man deed from Chris Farren, unmarried by a Warrant Deed of record in Instrument No. 20170915-0094619 Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on September 15, 2017. (Value of consideration shown in aforementioned deed $825,000.00.)

Being the same property conveyed to DJK, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Dennis Andrew Kelly, a married man of record in Instrument No. 20210929-0131187 Register's Office for Davidson County, Tennessee, dated March 15, 2021 and recorded on September 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1422 Clifton Lane, Unit B, Nashville, TN 37215

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 so 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.

Dated this the 18th day of November, 2021.

DJK LLC, a Tennessee Limited Liability Company

By: _____
Dennis Andrew Kelly, Executive Officer

STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Dennis Andrew Kelly, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executive Officer of DJK LLC the within named bargainor, a corporation, and that he as such Executive Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Officer.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of November, 2021.

_____
Notary Public
My Commission Expires: 01-11-2024

NORINA DA SILVA
Notary Public
State of Wisconsin

Certificate of Authenticity
for Electronically Filed Document

I, Amy Frederickson, 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 11/18/2021 (date of document).

Date: 11/23/2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY