This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14793-DJ

Karen Johnson Davidson County
Batch# 779146 DEEDWARR
12/23/2021 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20211223-0169647

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2021.

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harrison Paschall Wall and Emily Grace Wall 1108 Shelton Avenue Nashville TN 37216	New Owners	072-02-0-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Erin Tracy, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Emily Wall and Harrison Wall, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lots No. 48 & 49 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for said County, described as follows:

Beginning on the southerly margin of Shelton Avenue, 12 feet westerly from the northwest corner of Lot No. 49 and at the northeast corner of the Bessie L. Buckner Lot; thence with Buckner's east line, southerly 125 feet, more or less, to her southeast corner; thence with her southerly line westerly 29-1/2 feet to the line between Lots No. 47 & 49 on said Plan; thence with said line, southerly 70 feet, more or less, to the southwest corner of Lot No. 49; thence with the southerly line of said Lot No. 49, easterly 138 feet to a point 50 feet westerly from the corner of Lots No. 49 & 50; thence northerly and parallel with the line between said two lots, 202.5 feet to the southerly margin of Shelton Avenue; thence with the southerly margin of said Avenue, westerly 62 feet to the beginning.

Being the same property conveyed to Erin Tracy, an unmarried woman by Warranty Deed from James S. Sweeney III, unmarried, dated October 30, 2009, recorded November 3, 2009, of record in Instrument No. 20091103-0101433, Register's Office for Davidson County, Tennessee. Erin Tracy is now married to Raymond Derek Johnson.

Raymond Derek Johnson joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1108 Shelton Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2021.

GRANTOR:

Erin Tracy

Raymond Derek Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Erin Tracy**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Raymond Derek Johnson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of December, 2021.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

Notary Public
My Commission expires: 3-1-2023

202112230169647

Certificate of Authenticity

I, Joshua A. Terry, 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 12/15/21.

Affiant Signature

12/20/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/20/21.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON