Box 14 35333-8

WARRANTY DEED

File #21493

Karen Johnson Davidson County
Batch# 779539 DEEDWARR
12/23/2021 02:21:47 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20211223-0170008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2025

(AFFIX SEAL)

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Macadam 2, LLC	NEW OWNER	119-07-0-030.00 CO
(NAME)	(NAME)	
2478 Marylview Court		
(ADDRESS)	(ADDRESS)	
Lake Oswego, OR 97034		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Melinda Johnson, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Macadam 2, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 159 on the Plan of Glencliff Estates, Section VII of record in Plat Book 2331, Page 73, 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 all of the same property conveyed to Samuel Johnson and wife, Melinda Johnson by Deed dated December 19, 2012, from The Marie G. Farmer Revocable Living Trust of record in Instrument No. 20121221-0117964, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in Docket No. 18D74 in the Third Circuit Court for Davidson County, Tennessee. Samuel Johnson being one and the same person as Samuel Dwight Johnson and Melina Johnson being one and the same person as Melinda Sue Leary Johnson. The said property was further conveyed to Melinda Johnson by Quitclaim Deed dated May 11, 2018, from Samuel Johnson of record in Instrument No. 20180514-0045733, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda Johnson by Quitclaim Deed dated December 19, 2021 from Samuel Johnson, of record in Instrument No. 20211223-0170007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations; (7) The Plan of record in Book 2331, Page 73, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

unimproved ☐
This is improved ☒ property, known as 395 Wimpole Drive, Nashville, TN 37211

(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 hand this 21st day of December, 2021.

Melinda Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 21st day of December, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027