WARRANTY DEED

Karen Johnson Davidson County
Batch# 786025 DEEDWARR
01/10/2022 02:43:40 PM 3 pgs
Fees: $18.00 Taxes: $83.25

20220110-0002868

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $22,500.00.

Felicia A. Pratt

Subscribed and sworn to before me, this the 31st day of December, 2021.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (MCS), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37209

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Felicia A. Pratt 463 Sanders Ferry Road Hendersonville, Tennessee 37075	092-02-0-080.00	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JAMES ALLEN JOHNSON & GWENDOLYN DENISE JOHNSON**, husband and wife, (hereinafter the "Grantor"), have bargained and sold, and by these presents do hereby release, remise and give unto **FELICIA A. PRATT**, an unmarried woman (hereinafter the "Grantee"), all of their right, title and interest in a certain tract or parcel of land located in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly one half of Lot No. 50 on the plan of O.H. Menees' Subdivision, as of record in Book 57, page 89, Register's Office for said County.

Said easterly one half of Lot No. 50 fronts 25 feet on the northerly side of Jefferson Street, and runs back between parallel lines 164 feet, more or less, to Scovel Street, formerly Madison Street.

Being the same property conveyed to C. B Howse, Sr. and wife, Madolyn Howse by deed of record in Book 4336, page 782, Register's Office for Davidson County, Tennessee. The said Madolyn O. Howse predeceased the said C. B. Howse. The said C. B. Howse died, testate, and by his last will and testament, of record in Will Book 158, page 204, Probate Clerk's Office for Davidson County, Tennessee, devised the above described part of Lot 50 to Mattie Pratt, C. B. Howse, Jr., Larry Howse, Richard Hill, Myles Owen III and Myles Owen IV as part of his residuary estate, as stated in the Affidavit of Heirship of record in Book 8557, page 871, said Register's Office. The interest of C. B. Howse, Jr. and Charles E. Mitchell was conveyed to Mattie Pratt by deed of record as Instrument No. 20000720-

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0071649 and the interest of Myles Owens, IV was conveyed to Mattie Pratt by deed of record as Instrument No. 20060418-0044469, said Register's Office. The said Mattie Pratt, being the same person as Mattie Pearl Howse Pratt died, testate, and by her Last Will and Testament in Case No. 07P-721, Seventh Circuit for Davidson County, Tennessee, devised her interest in subject property to Felicia Pratt. A certified copy of said Will appears of record as Instrument No. 20070319-0033236, and re-recorded as Instrument No. 20080318-0027101, Register's Office for Davidson County, Tennessee. The interest of Richard Hill was conveyed to Felicia Pratt by quitclaim deed of record as Instrument No. 20190619-0059131. The interest of Larry Howse was conveyed by Warranty Deed of record as Instrument No. 202106290088215 to James Allen Johnson and Gwendolyn Denise Johnson.

INCLUDED WITHIN THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND BUT SPECIFICALLY EXCLUDED THEREFROM are those certain tracts of parcels of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, for right-of -way and road purposes, of record in Book 5375, page 243, Book 5588, page 391 and Book 8095, page 274, Register's Office for Davidson County, Tennessee.

This is unimproved real property known as 2716 Jefferson Street, Nashville, Tennessee 37208.

The Grantors' interest in the subject property is conveyed to Grantee free and clear of any and all liens or encumbrances TO HAVE AND TO HOLD the said tract or parcel of land, with any and all of the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS further covenant and bind themselves, their heirs and assigns to warrant specially and forever defend the title to their interest in said real estate to GRANTEE, her successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed as of the 30 day of December 2021.

GRANTORS:

James Allen Johnson

JAMES ALLEN JOHNSON

STATE OF Georgia
COUNTY OF Muscogee

Personally appeared before me, the undersigned, a Notary Public of this county and state, James Allen Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 30th day of December, 2021.

NOTARY PUBLIC

[SEAL]

My Commission Expires: 10-04-2025

NATALEE NEWBY NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 04, 2025

GWENDOLYN DENISE JOHNSON

STATE OF Georgia
COUNTY OF Muscogee

Personally appeared before me, the undersigned, a Notary Public of this county and state, Gwendolyn Denise Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 30th day of December, 2021.

NATALEE NEWBY NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 04, 2025

NOTARY PUBLIC

[SEAL]

My Commission Expires: 10-04-2025