THIS INSTRUMENT WAS PREPARED BY ~~and~~
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TWB-21-3511

Karen Johnson Davidson County
Batch# 793210 DEEDWARR
01/19/2022 12:25:15 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20220119-0007367

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Bryan Ansley 3511 Mays Street Nashville, TN 37211	Owner	133-01-0-265

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lura Christine Johnson**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Bryan Ansley**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land In Davidson County, Tennessee, being Lot No. 451 In Sunrise Heights Second Plan, as of record In Book 421, Page 46, Register's Office for Davidson County.

Said Lot No. 451 fronts 57.5 feet on the Westerly side of Mays Avenue and runs back between parallel lines 169.3 feet on the Southerly line and 174.9 feet or the Northerly line to an alley, measuring 57.8 feet thereon.

Being the same property conveyed to James T. Johnson and wife, Lura D. Johnson, by Warranty Deed from Anthony DeSoto and wife, Michelle DeSoto, of record on April 4, 2011, at Instrument No. 20110404-0025566, Davidson County Register of Deeds. Further being the same property conveyed to James T. Johnson and wife, Lura Christine Johnson, their heirs and assigns forever, by Quitclaim Deed from James T. Johnson and wife, Lura D. Johnson a/k/a Lura Christine Johnson, of record on July 6, 2017, at Instrument No. 20170706-0068124, Davidson County Register of Deeds. James T. Johnson is now deceased.

This property commonly known as 3511 Mays Street, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 14th **day of December, 2021**:

Lura Christine Johnson

by Charles E. Dorris, Attorney-in-Fact

Lura Christine Johnson
by Charles E. Dorris, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14 day of December, 2021, before me personally appeared **Charles E. Dorris**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lura Christine Johnson**, and who acknowledged that such person executed the same as the free act and deed of and who acknowledged the execution of the same as the free act and deed of **Lura Christine Johnson**.

Witness my hand and official seal, this 14 day of December, 2021:

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$232,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27th DAY OF December, 2021.

Notary Public

DANIEL DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2024

My Commission Expires: 7/3/24