Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 798085 DEEDWARR
02/01/2022 10:55:34 AM 2 pgs
Fees: $13.00 Taxes: $1,303.31

20220201-0011475

File No. AT-22-1936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,246.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert L. Johnson, Trustee of Judy L Johnson Revocable Trust	**NEW OWNER**	
(NAME)	(NAME)	082-13-0D-108.00-CO
512 Madison Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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/we, **John Derek Clements, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. Johnson, Trustee of Judy L Johnson Revocable Trust, dated the 19th day of December, 2012**, HEREINAFTER CALLED THE GRANTEE, 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 No. 108, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument No. 20061019-0129740, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JAR Land and Investments, LLC, a Texas Limited Liability Company by Warranty deed from Kristin Mitchell, an unmarried woman of record in Instrument No. 20170721-0074131 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 21, 2017.

Being the same property conveyed to John Derek Clements by Warranty deed from JAR Land and Investments, LLC, a Texas Limited Liability Company of record in Instrument No. 20200601-0055941 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on June 01, 2020.

This is property more commonly known as 512 Madison Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of January, 2022.

John Derek Clements

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2022, before me personally appeared John Derek Clements, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2022.

Notary Signature
My commission expires:

