WARRANTY DEED

Karen Johnson Davidson County
Batch# 798601 DEEDWARR
02/01/2022 03:03:20 PM 2 pgs
Fees: $13.00 Taxes: $314.50

20220201-0011763

LR-SFC-22-99

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sell For Cash, LLC	**New Owner**	
(NAME)	(NAME)	**093-16-0-415.00**
1309 Coffeen Ave., Ste. 1200		
(ADDRESS)	(ADDRESS)	
Sheridan, WY 82801		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MITCHELL JOHNSON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SELL FOR CASH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described parcel of land, and improvements and appurtenances there to in the County of Davidson, State of Tennessee to wit:

Being the Easterly 10 feet to Lot No. 9 and the Westerly 20 feet to Lot No. 10, of Block "F" in the Hermitage Addition to Nashville, as of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 9 and 10 front together 30 feet on the Southerly side of Robertson Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Theodore Lewis and wife, Gloria M. Lewis, by Installment Deed from Marie Reed, a widow, of record in Book 4863, Page 11, Register's Office for Davidson County, Tennessee, dated October 21, 1974.

Final Decree Confirming Sale of record in Book 8055, Page 811, said register's office. Decree for Redemption of record in Book 9801, Page 842, said register's office. Final Decree Confirming Sale of record in Book 10788, Page 348, said register's office.

Being the same property conveyed to Mitchell Johnson by Quitclaim Deed from Lisa B. Brown of record in Instrument No. 20010207-0012280 Register's Office for Davidson County, Tennessee, dated January 28, 2001 and recorded on February 07, 2001.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 43, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **99 Robertson Road, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 27th DAY OF JANUARY, 2022.

Mitchell Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212