Karen Johnson Davidson County
Batch# 804955 DEEDWARR
02/14/2022 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20220214-0016855

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF FEBRUARY, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Johnson and Christen Johnson	SWBC MORTGAGE	
(NAME)	(NAME)	
3020 Louise Drive	9311 SAN PEDRO AVE STE 100	119 13 0 245.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAN ANTONIO, TX 78216	
(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, WE, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT JOHNSON AND CHRISTEN JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot 28, H.G. McNabb Subdivision, as shown on plat of record in Plat Book 1130, Page 64, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to City Limits Construction, LLC, A Tennessee limited liability company, by Warranty Deed from David Jones, Administrator of the Estate of Kenneth Lee Jones, of record in Instrument No. 20191226-0132769, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019 and recorded on December 26, 2019.

Being the same property conveyed to Wade Properties, LLC, A Tennessee limited liability company, by Quitclaim Deed from City Limits Construction, LLC, A Tennessee limited liability company, of record in Instrument No. 20200116-0005996, in the Register's Office of Davidson County, Tennessee, dated January 14, 2020 and recorded on January 16, 2020.

Being part of the same property conveyed to Wade Properties, LLC, A Tennessee limited liability company, by Quitclaim Deed from City Limits Construction, LLC, A Tennessee limited liability company, of record in Instrument No. 20200508-0048119, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020 and recorded on May 08, 2020.

Being the same property conveyed City Limits Constructions, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Wade Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210601-0072828, in the Register's Office of Davidson County, Tennessee, Dated May 28, 2021 and recorded on June 01, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3020 Louise 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 31 day of January, 2022.

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of City Limits Construction, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member,

Witness my hand and official seal this 31st day of January, 2022.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires: _____

_____
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Mortis, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 02/03/2022 ____ (date of document).

Affiant Signature

02/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025