(2)

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36902-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me this 2nd day of February, 2022. Notary Public My Commission Expires: 1-23-23

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 813865 DEEDWARR
03/02/2022 12:24:19 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00

20220302-0023707

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kevin T. McCormick 253 33rd Ave N Nashville, TN 37209	CapStar Bank 2002 Richard Jones Rd. Ste 300 A Nashville, TN 37215.	Map and Parcel No.: **092 13 0 399.00**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley Johnson and Michelle Woodworth Johnson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin T. McCormick, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 253 33rd Ave N, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of February, 2022.

Wesley Johnson by Michelle Woodworth Johnson, atty-in-fact
his attorney-in-fact

Michelle Woodworth Johnson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Woodworth Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Wesley Johnson and she is authorized by Wesley Johnson to execute this instrument on his/her behalf.

Witness my hand, at office, this 18th day of February, 2022.

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2025

My Commission Expires:

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Woodworth Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 92 on the plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wesley Johnson and Michelle Woodworth Johnson, husband and wife, by Quit Claim Deed from Wesley Johnson, a married man, who acquired title as Wesley V. Johnson, an unmarried man, herein joined by his spouse Michelle Woodworth Johnson, of record in Instrument No. 20200819-0093242, in the Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on August 19, 2020.

Being the same property conveyed to Wesley V. Johnson, an unmarried man, by Warranty Deed from Chad Wohlers, an unmarried man and David Adams, an unmarried man, of record in Instrument No. 20181129-0116611, in the Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 29, 2018.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hortense Place, as recorded in Plat Book 161, Page(s) 167.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20041222-0152417, amended in Instrument No. 20050728-0088189, assigned in Instrument Nos. 20050819-0099130 and 20050819-0099131 and further amended in Instrument No. 20051031-0131161.

4. Subject to Matters as set out in Metropolitan Government of Nashville and Davidson County on the premises recorded in Book 4497, Page 515.