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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139184

Karen Johnson Davidson County
Batch# 818068 **DEEDWARR**
03/09/2022 10:35:35 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220309-0026898

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Whole Ham, LLC 4705 Alabama Ave Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-02-0-043.00

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, **John E. Johnson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whole Ham, LLC, a Tennessee Limited Liability Company** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, in Block 16, as shown on the map entitled Cherokee Park, of record in Plat Book 161, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN E. JOHNSON, by deed from PATRICIA MCKINLEY, SURVIVING TENANT BY THE ENTIRETY, of record in Instrument No. 20070822-0100377 , dated August 21, 2007 , said Register's Office.

The execution of this instrument is affected by the signature of Jennifer Johnson Walker as Attorney-in-fact for John Edward Johnson which Power of Attorney is recorded in Instrument No. 20220210-0015809, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-02-0-043.00.

Matters shown on the Plan of record in Plat Book 161, page 75, said Register's Office.

This is improved property located at 6213 California Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of March, 2022.

John E. Johnson by Jennifer Johnson Walker, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Johnson Walker, 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 John E. Johnson and that she is authorized by John E. Johnson to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of March, 2022.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025