This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15887-DJ

Karen Johnson Davidson County
Batch# 827327 DEEDWARR
03/23/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220323-0033534

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dyad Investments 223 Town Center Parkway, Unit 1956 Spring Hill, TN 37174	New Owner	136-14-0-097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joey Johnson, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dyad Investments, LLC a Tennessee limited liability company**, hereinafter called the Grantees, its successors 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 No. 70 on the Plan of Harbour Town Village, Section One of record in Book 4675, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 70 fronts 04.76 feet on the west side of Runabout Drive and extends back 136.30 feet on the north line and 127.50 feet on the south line to a dead line measuring 108.00 feet thereon.

Being the same property conveyed to Joey Johnson, by deed from Paula Johnson, of record in Instrument No. 20210708-0092240, Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 8, 2021; further being the same property conveyed to Joey Johnson and wife, Paula Johnson, by Warranty Deed dated November 27, 2002 and recorded December 11, 2002 in Instrument No. 20021211-0153072, said Register's Office.

This is improved property located at: **3004 Runabout Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15th day of March, 2022.

GRANTOR:

Joey Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joey Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of March, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

202203230033534

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 15, 2022.

Tori Cole

Affiant Signature

Date: 3/15/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 15, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

