22-43582

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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

CRT File No. 220340100

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $393,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2022.

Notary Public
My Commission Expires: ___

Karen Johnson Davidson County
Batch# 838108 DEEDWARR
04/11/2022 02:11:51 PM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20220411-0041826

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
508 Investors, LLC 630 S. Church St, Suite 300, Murfreesboro, TN 37130	New Owner	Tax Parcel ID No. 084 10 0 092.00

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, **Linda K. Cartwright, Successor Trustee of the Johnson Joint Revocable Living Trust Agreement dated January 26, 1998** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **508 Investors, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its 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 No. 107 on the plan of Section II, Castlewood Estates, as of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 115.0 feet on the Southerly side of Selma Avenue and extends back 492.0 feet on the Westerly side and 509.5 feet on the Easterly side to a twice broken line on the rear measuring 148.0 feet thereon.

Less that portion conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee in Order of record in Book 4262, Page 102, in the Davidson County, Tennessee, and being more particularly described as follows:

A strip of parcel of land in the 14th Councilmanic District of The Metropolitan Government of Nashville and Davidson County, Tennessee, being Lot No. 107 on the Plan of Section II, Castlewood Estates, of record in Book 2331, Page 91, Register's Office for said County, and described according to a survey known as State of Tennessee Project No. 19076-2306-04 Briley Parkway.

Beginning at the rear corner of Lots Nos. 107 and 108 as shown on said Plan; thence North 80° 44' 24" West 98.0 feet along the rear line of Lot No. 107 to a point; thence North 00° 04' 30" West 49.8 feet along the rear line of Lot No. 107 to the rear corner of Lots Nos. 106 and 107 as shown on said Plan; thence Northeasterly 366.4 feet along the line between Lots Nos. 106 and 107 to a point on the Easterly margin of Briley Parkway; thence South 58° 36' 10" East 116.4 feet along the Easterly margin of Briley Parkway to a point on the line between Lots Nos. 107 and 108; thence Southwesterly 372.0 feet along the line between Lots Nos. 107 and 108 to the point of beginning, and containing 44,400 square feet, more or less.

Being part of the same property conveyed to Alvin L. Johnson and wife, Elsie H. Johnson Trustees U/A/D Jan 26 1998 of the Johnson Joint Revocable Living Trust Agreement, by Quitclaim Deed from Alvin L. Johnson and wife, Elsie H. Johnson, Individually, of record in Book 10768, Page 121, in the Register's Office of Davidson County, Tennessee, dated January 26, 1998 and recorded on January 26, 1998. Since then Elsie Hildur Johnson died on July 23, 2011, and Alvin Louis Johnson died on April 19, 2021.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section II, Castlewood Estates, as recorded in Plat Book 2331, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2450, Page 469, being amended in Book 2488, Page 295.

Easement for Ingress and Egress, recorded in Book 4262, Page 102.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4888, Page 728.

Attention is directed to the fact that the Southerly line of the land abuts Interstate Highway No. 155 (Briley Pkwy) which is a limited access way with rights of access limited to those points designated by the Tennessee State Highway Department and its related agencies.

This is improved property located at 2203 Selma Avenue Nashville TN 37214

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 22nd day of March, 2022.

Johnson Joint Revocable Living Trust Agreement dated January 26, 1998

Linda K Cartwright Successor Trustee
By: Linda K. Cartwright, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda K. Cartwright, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustee of the Johnson Joint Revocable Living Trust Agreement dated January 26, 1998, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of March, 2022.

Notary Public
My Commission Expires: _____

