

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TENNESSEE

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 450,000.00 .

Affiant

Subscribed and sworn to before me, the 16th day of March, 2022.

Notary Public

My commission expires: 12/18/22

Karen Johnson Davidson County
Batch# 841642 DEEDWARR
04/19/2022 11:08:00 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220419-0044865

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2684 TOWNSEND COURT
CLARKSVILLE, TN 37043
File No. 2022-230

Address New Owner:
Paul G. Johnson and Erika Johnson
533 Harpeth Park Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map/Parcel No.
142-07-0I-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Durham Alan North and wife, Lyndsie Beanblossom North** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Erika G Johnson, An Unmarried Woman and Paul Gregory Johnson, A Married Man, as tenants in common with right of survivorship** ("GRANTEE"), their heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, their heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds them, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, their heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2022** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. 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 signed this Instrument as of 15th day of March, 2022.

GRANTOR:

Durham Alan North

Lyndsie Beanblossom North

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 15th day of March, 2022, before me personally appeared Durham Alan North and Lyndsie Beanblossom North, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of March, 2022.

Notary Signature
My commission expires: 1/21/25

DUSTIN LOBATO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 533, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Book 5190, page 195 and Lot No, 2 on the Plan of Belle Glen of record in Book 8250, page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Book 5190, page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Durham Alan North and wife, Lyndsie Beanblossom North by Warranty Deed from 7301 Highway 70, LLC, a Tennessee limited liability company dated 4/3/17 recorded in Instrument No. 20170405-0033504 in the Register's Office for Davidson County, Tennessee.

Property Address: 533 Harpeth Park Drive, Nashville, TN 37221