528,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $528,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/27/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STACY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 849910 DEEDWARR
05/03/2022 10:19:19 AM 2 pgs
Fees: $13.00 Taxes: $1,953.60
20220503-0051108

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2022-3455

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Luann K. Rickert	New Owner	171-03-0B-154.00
15295 Pembroke Pt		
Naples FL 34110		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John Johnson Jr. a unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luann K. Rickert and Bruce J. Rickert, Trustees of the Luann K. Rickert Living Trust dated November 21, 2019

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Unit No. 70 on the Plan of Townhomes of Fredericksburg, Phase 1, Section 3 of record in Plat Book 9700, Page 534, 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 John W. Johnson, Sr., married by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Neveda Limited Partnership of record in Book 11094, page 81, Register's Office for Davidson County, Tennessee, dated August 14, 1998 and recorded on September 02, 1998.

Last Will and Testament of John W. Johnson Recorded on September 29, 2016 in Instrument No. 20160929-0102796, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regions Bank, Trustee of the John W. Johnson Revocable Trust F/B/O John W. Johnson, Jr. by Trustee's Quitclaim deed from Regions Bank, Trustee of the John W. Johnson Revocable Trust of record in Instrument No. 20190409-0032300 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 09, 2019.

Being the same property conveyed to John W. Johnson, Jr. by Trustee's Quitclaim deed from Regions Bank, Trustee of the John W. Johnson Revocable Trust F/B/O John W. Johnson, Jr. of record in Instrument No. 20190410-0032836 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 10, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 641 Old Hickory Boulevard #46 Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on April 27, 2022.

John Johnson, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, John Johnson, Jr., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 27, 2022.

Notary Public

My Commission Expires: 1/27/26

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

File #: 2022-3455

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CRB22641/46