WARRANTY DEED

Karen Johnson Davidson County
Batch# 853129 DEEDWARR
05/10/2022 11:08:23 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20220510-0053316

File #22-DM-0801-C6-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-24-2023

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James W. Jewell, Jr. and Madeline C. Jewell	**NEW OWNER**	
(NAME)	(NAME)	**118-02-0C-046.00-CO**
211 Lewisburg Ave.		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARIN RUTH JOHNSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES W. JEWELL, JR, AND MADELINE C. JEWELL, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that tract or parcel of land in Davidson County, Tennessee, more Particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-6 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66 Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Justin L. Johnson, a single man by Warranty deed from Craighead Village South, LLC, a Tennessee limited liability company of record in Instrument No. 20071213-0143372 Register's Office for Davidson County, Tennessee, dated December 11, 2007 and recorded on December 13, 2007.

Being the same property conveyed to Marin Ruth Johnson, an unmarried woman by Warranty deed from Justin L. Johnson, married of record in Instrument No. 20170801-0078051 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

This conveyance is subject to:
*The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all

sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee, with ByLaws appended thereto as Exhibit "C".
*Subject to all matters shown on the survey performed by Timothy Mark Donlon, Tennessee RLS No. 2297, dated April 2, 2007, as referenced in the deed of record in Instrument No. 20170801-0078051, Register's Office for Davidson County, Tennessee. A copy has not been provided for our review.
*Charter of Village South Condominium Owners Association Inc. of record in Instrument Number 20070803-0092363, in the Register's Office for Davidson County, Tennessee.
*Subject to all matters shown on the Plan attached as Exhibit "E" to the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee.
*Easement to Viacom of record in Book 9523, Page 521, in the Register's Office for Davidson County, Tennessee.
*Restriction of record in Book 8518, Page 15, in the Register's Office for Davidson County, Tennessee.
*Easement Agreement of record in Instrument Number 20071211-0142913, in the Register's Office for Davidson County, Tennessee.
*Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
*Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
*Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **801 Inverness Avenue, C6, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th day of May, 2022.

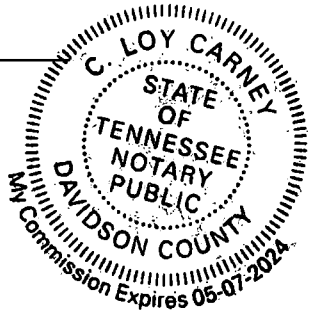
Marin Ruth Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2022, before me personally appeared Marin Ruth Johnson, 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 6th day of May, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204