WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

G-RG-22-231 RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Megan Elizabeth Johnson and Dave Johnson	New Owners	
(NAME)	(NAME)	
231 Fairway Drive		**095-07-0-118.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **JOHN M. PIERONI, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN ELIZABETH JOHNSON AND DAVE JOHNSON, WIFE AND HUSBAND,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 30 and part of Lot No. 31, on the plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said county, described together as follows:

Beginning on the Southeasterly margin of Fairway Drive at a point 10 feet Northeast of the corner of Lots No. 31 and 32; Thence with said drive Northeastwardly 153 feet to the corner of Lots No. 29 and 30; Thence with the said line of Lot No. 237; Thence with the Westerly line of Lots Nos. 237 and 238, and 239, Southwardly 234.2 feet to the Northerly line of the Baxter Property; Thence with said line Westwardly 114 feet to the corner of Lots no. 31 and 32; Thence with the line between said two lots Northwestwardly 53.7 feet; Thence Northeastwardly 10 feet; Thence Northwestwardly 325 feet to the beginning.

Being the same property conveyed to John M. Pieroni by Quitclaim deed from Valerie E. Pieroni of record in Instrument No. 20170405-0033521 Register's Office for Davidson County, Tennessee, dated March 04, 2017 and recorded on April 05, 2017.
Being the same property conveyed to John M. Pieroni and wife, Valerie E. Pieroni by Warranty deed from Raul Morales and wife, Maria D. Di Fonzo of record in Instrument No. 20121226-0118541 Register's Office for Davidson County, Tennessee, dated December 20, 2012 and recorded on December 26, 2012.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 67 and 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1855, Page 377 and Book 1876, Page 264, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **231 Fairway Drive, Nashville, Tennessee 37214**.

Karen Johnson Davidson County
Batch# 864750 DEEDWARR
05/31/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220531-0062522

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 25th DAY OF MAY, 2022.

John M. Pieroni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. PIERONI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or 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 5-25-22 (date of document).

Affiant Signature

5-25-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of May, 2022.

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025