WARRANTY DEED

Karen Johnson Davidson County
Batch# 871494 DEEDWARR
06/14/2022 02:58:33 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220614-0067953

File No. TE-22-2451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Allen and Steven Cunningham	New Owner	
(NAME)	(NAME)	095-04-0-230.00
159 Spring Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Karen Johnston, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven J. Cunningham and Tracy L. Allen, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No.1 on the unrecorded plan of the Resubdivision of Lots 71 and others on the Plan of Bluefields of record in Book 843, page 34, Register's Office for said County, said Lot No. 1 being part of Lot Nos. 75 and 76 on said recorded Plan of Bluefields, and being described according to a copy of a survey thereof, made by Z. J. Wilkinson, Surveyor, dated May 24, 1952, as follows:

Beginning at a point in the Northerly margin of Spring Valley Road, 32 feet West of the common corners of Lots 75 and 76; thence Northerly 245 feet to a point in the line between Lots Nos. 67 and 75, which point is 40 feet West of the common corner of Lots 66, 67, 75 and 76; thence Easterly with the line between Lots 67and 75, 40 feet to the common corner of Lots 67 and 66; and continuing in an Easterly direction along the line between Lots 66 and 76, 53 feet to a point, which is 53 feet East of the common corner of Lots 75 and 76; thence Southerly 241.6 feet to a point in the North margin of Spring Valley Road, said point being 60 feet East of the common corner of Lots 75 and 76; thence Westerly along the Northerly margin of said Road, 92 feet to the beginning.

Being the same property conveyed to Karen Johnston, an unmarried woman by Warranty deed from Charles L. Johnston, an unmarried man of record in Instrument No. 20170404-0033028 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 04, 2017.

Karen Johnston is one and the same person as Karen R. Johnston and Karen R. Johnston-Baker.

This is property more commonly known as 159 Spring Valley Road, Nashville, TN 37214.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-Buik-22-159

Grantor warrants that the subject property was never a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand this 7th day of June, 2022.

Karen Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2022, before me personally appeared Karen Johnston, 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 7th day of June, 2022.

Tabatha Edwards
Notary Signature
My commission expires: 11-6-23

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY