(2)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 872524 DEEDWARR
06/16/2022 10:04:29 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220616-0068882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 27, 2025

File #22-KA-0425-V

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)
Anderson-Decorte, LLC	**Same**	
(NAME)	(NAME)	**146-16-0-135.00**
2765 Soderblom Avenue		
(ADDRESS)	(ADDRESS)	
San Diego, CA 92122		
(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, **JOSIAH JOHNSON, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDERSON-DECORTE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Brentwood Hall, Section V of record in Plat Book 2133, Page 127, 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 Josiah Johnson, married by Warranty deed from Antonio Laiolo, unmarried of record in Instrument No. 20130410-0035603 Register's Office for Davidson County, Tennessee, dated April 08, 2013 and recorded on April 10, 2013.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 2133, Page 127, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 1788, Page 143, Book 2198, page 3 and Book 2299, page 551, in the Register's Office for Davidson County, Tennessee.
* Water Main Easement of record in Book 2333, Page 254, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **425 Landon Drive, Nashville, TN 37220**.

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 9th day of June, 2022.

Josiah Johnson

Jennifer Johnson by Josiah Johnson as Attorney in Fact

The said Jennifer Johnson joins herein to convey any and all marital interest Jennfer Johnson may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared JOSIAH 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 9 day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSIAH JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNIFER JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER JOHNSON.

Witness my hand, at office, this 9 day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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