Karen Johnson Davidson County
Batch# 873637 DEEDWARR
06/17/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220617-0069601

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-05-242
Parcel ID: 131 01 0D 224.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Katie Ann Sullivan 5025 Hillsboro Pk, Unit 24D Nashville, TN 37215	Katie Ann Sullivan 5025 Hillsboro Pk. Unit 24D Nashville, TN 37215	Map/Parcel 131 01 0D 224.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carlton Johnson and Jordan Johnson, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Katie Ann Sullivan*** ("Grantee") all of right, title and interest in and to that certain real property known as 5025 Hillsboro Pike, Unit #24D, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

*unmarried

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 224, also known as No. 24-D, on the plan of Georgetown Apartments, as shown on plat of record in Book 5200, Page 4, Registers Office for Davidson County, Tennessee, and a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of record in Book 5211, Page 325, and as amended in Book 5616, Page 133, and also amended in Book 6079, Page 516, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the right and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Carlton Johnson, by Warranty Deed from Hung T. Vu and wife, Amy Vu, of record in Instrument No. 20140703-0058654, in the Register's Office of Davidson County, Tennessee, dated June 30, 2014 and recorded on July 03, 2014

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 7th day of June, 2022.

Carlton Johnson

Jordan Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2022, before me personally appeared Carlton Johnson and Jordan 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 7th day of June, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8 day of June, 2022

Notary Public
My commission expires: 1/11/2025

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Haylyn Lewis, 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 June 7th, 2022.

Haylyn Lewis — 6/7/22

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of June, 2022.

Stephen Sisco

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202206170069601