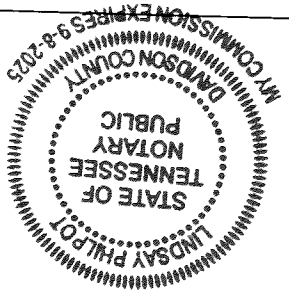
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2022.

Notary Public

My commission expires: 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Carlton Johnson and Jordan Johnson	New Owner(s)	082-03-0-406.00
320 Vaughn Street	Same	
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CODIE BLUE MILES F/K/A CODIE BLUE DICUS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLTON JOHNSON AND JORDAN JOHNSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 on the Plan of J.M. Eatherley's Addition to East Nashville, of record in Plat Book 57, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 50 feet on the Southerly side of Vaughn Street and runs back between parallel line 173 feet to an alley in the rear.

Being the same property conveyed to Codie Blue Dicus, unmarried woman by Warranty deed from Matthew Callender, unmarried of record in Instrument No. 20171228-0131823 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 28, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 320 Vaughn Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Karen Johnson Davidson County
Batch# 889256 DEEDWARR
07/14/2022 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20220714-0081121

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2022.

Codie Blue Miles

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Codie Blue Miles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

JULIAN KYLE JOHNSON
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-04-30

Witness my hand and seal this 10 day of July, 2022.

Notary Public

My Commission Expires: 11/04/2030

Stephen Miles, spouse of **Codie Blue Miles**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Stephen Miles

STATE OF _____
COUNTY OF _____

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

Witness my hand and seal this ____ day of July, 2022.

Notary Public

My Commission Expires: _____

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2022.

_____
Codie Blue Miles

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Codie Blue Miles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of July, 2022.

_____
Notary Public

My Commission Expires: _____

Stephen Miles, spouse of **Codie Blue Miles**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Stephen Miles
Stephen Miles

STATE OF California
COUNTY OF Ventura

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

Witness my hand and seal this 11 day of July, 2022.

_____
Notary Public

My Commission Expires: March 26, 2026

RAMESH MANWANI
COMM. # 2395758
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 26, 2026

Certificate of Authenticity

I, Lindsay Philpot, 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 July 11th 2022.

Date

Affiant Signature

July 11th 2022

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 11th day of July, 2022.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

202207140081121