This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 898026 DEEDWARR
08/03/2022 10:21:58 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220803-0088370

WARRANTY DEED

FOR AND IN 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, WE, **DOROTHY J. JOHNS, MARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BH RENTAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT 40, PLEASANT VIEW SUBDIVISION, OF RECORD IN BOOK 421, PAGE 134, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY J. JOHNS, WIFE BY QUITCLAIM DEED FROM MIKE A. JOHNS, DATED AUGUST 10, 2005, RECORDED JANUARY 11, 2006 OF RECORD IN INSTRUMENT NO. 20060111-0004019, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MIKE A. JOHNS JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS HE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property, known as 202 RADNOR STREET, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of JULY 2022.

DOROTHY J. JOHNS

MIKE A. JOHNS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DOROTHY J. JOHNS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 15th day of JULY 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MIKE A. JOHNS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 15th day of JULY 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of JULY 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

Address New Owner(s) as follows:
BH RENTAL LLC, A TENNESSEE
5305 HEATHERWOOD DR
BRENTWOOD, TN 37027

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 119-14/263.00