Karen Johnson Davidson County
Batch# 902951 DEEDWARR
08/12/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20220812-0091920

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alonzo Garrick Johnson	Alonzo Garrick Johnson	
(NAME)	(NAME)	
124 E. 117TH St. Apt 2B	124 E. 117TH St. Apt 2B	07209012100
(ADDRESS)	(ADDRESS)	
New York, NY 10035	New York, NY 10035	
(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, **Alice F. Murphy, an unmarried woman, and Sylvia Valvetta Johnson-Reynaga, a married woman who took title as Sylvia Valveeta Johnson-Reynauga**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alonzo Garrick Johnson**, HEREINAFTER CALLED THE GRANTEE, 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. 17 on the Map of Burchwood Place as of record in Book 547, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alice F. Murphy, an unmarried woman and Sylvia Valveeta Johnson-Reynauga, a married woman, by virtue of that certain Quit Claim Deed dated April 20, 2022, and being of record at Instrument No. 20220516-0056131, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.. Being the same property previously conveyed to Alice F. Murphy, an unmarried woman by virtue of Warranty Deed dated July 31, 2003 at Instrument No. 20030821-0121649, in the amount of $85,500.00 in the said Register's Office.
***Grantor Sylvia Valvetta Johnson-Reynaga warrants this property is not her primary residence, and that said property was never used as a marital residence.**
***Sylvia Valvetta Johnson-Reynaga being one and the same and was erroneously referred to as Sylvia Valveeta Johnson-Reynauga ***

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1004 Burchwood Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 11th day of August, 2022.

Alice F. Murphy

Sylvia Valvetta Johnson-Reynaga

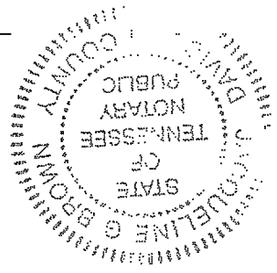
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alice F. Murphy and Sylvia Valvetta Johnson-Reynaga,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of August, 2022.

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A McCasen, 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 8/11/22.

Affiant Signature

8/11/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

My Commission Expires: 1/3/25

202208120091920