WARRANTY DEED

Karen Johnson Davidson County
Batch# 909311 DEEDWARR
08/29/2022 11:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20220829-0097188

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-16-2025
(AFFIX SEAL)

NOTARY PUBLIC
Haywood County
North Carolina
My Commission Expires July 16, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2022-0377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Weston T. Johnson	New Owner	11911003200
(NAME)	(NAME)	
2721 Ennis Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Five Thousand And No/100 Dollars ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EZ & TONE ENTERPRISES, LLC,A NORTH CAROLINA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WESTON T. JOHNSON**, HEREINAFTER CALLED THE GRANTEES, 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(s) 57, as shown on the map entitled Mashburn Heights, of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ez & Tone Enterprises, LLC, a North Carolina limited liability company, by Deed from Stephanos Stroop and M'Lissa Stroop, his mother, dated May 8, 2018, of record in Instrument No. 20180511-0045188. See also Scrivener's Affidavit in Instrument No. 202208050089253.

unimproved ☐
This is improved ☒ property, known as 2721 Ennis Road, Nashville, TN 37210
(House No.) (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 successors 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 our hands this 25th day of August, 2022.

Ez & Tone Enterprises, LLC

BY:_____
Anthony D. Johnson, Managing Member

BY:_____
Andrea Johnson, Manging Member

STATE OF North Carolina
COUNTY OF Guilford

Before me, the undersigned, a Notary Public of said County and State, personally appeared Anthony D. Johnson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member (or other officer authorized to execute the instrument) of Ez & Tone Enterprises, L.L.C., the within named bargainor, a North Carolina limited liability company, and that as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as a Managing Member.

_____
Notary Public
My Commission Expires: March 19, 2025

BRIANA ANSELMO
Notary Public, North Carolina
Guilford County
My Commission Expires
March 19, 2025

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Witness our hands this 25th day of August, 2022.

Ez & Tone Enterprises, LLC,

BY: _____
Anthony D. Johnson, Managing Member

BY: Andrea Johnson
Andrea Johnson, Manging Member

STATE OF North Carolina

COUNTY OF Jackson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Andrea Johnson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Managing Member (or other officer authorized to execute the instrument) of Ez & Tone Enterprises, L.L.C., the within named bargainor, a North Carolina limited liability company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as a Member.

_____
Notary Public
My Commission Expires: 07-16-2025

TY C. LAWRENCE
NOTARY PUBLIC
Haywood County
North Carolina
My Commission Expires July 16, 2025

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 8/25/22 (date of document).

Affiant Signature

8/29/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

