WARRANTY DEED

Karen Johnson Davidson County
Batch# 925316 DEEDWARR
10/05/2022 10:08:25 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20221005-0109785

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2022.

Notary Public

My commission expires:

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

John Cook
4927 Berry Hill Drive
Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brandon Dughman	Same as new owner	**Map 104-12-0 Parcel 116-00**
1929 20th Avenue South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Johnson and wife, Phyllis V. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Dughman

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 the northerly one-half of Lot No. 70 on the Plan of Christopher and Kirkman's Belmont Park Addition of record in Plat Book 57, Page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 70 fronts 50 feet on the westerly margin of 20th Avenue South, formerly Courtney Avenue, and extends back between parallel lines 150 feet, more or less, as erroneously described since 1949, to an alley in the rear. Subject property is also shown on Map and Parcel 104-12-116, tax map for Davidson County, Tennessee, and is described as extending back 159 feet. Deeds prior to 1949 describe subject property as extending back 159 feet, as well.

Being the same property conveyed to Robert Johnson and spouse, Phyllis V. Johnson, by Deed dated May 25, 2000, from Anthony J. Spence and James W. McKenzie, both married, of record in instrument No. 20000601-0054651, Register's Office of Davidson County, Tennessee.

Conveyance of the above described is subject to the following: 1) The Plan of record in Plat Book 57, Page 158, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 328, Page 514, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1929 20th Avenue South, Nashville, TN 37212**

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 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/our hand(s) this **29th** day of **September, 2022.**

Robert Johnson

Phyllis V. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Johnson and Phyllis V. Johnson,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **September, 2022.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Indy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: OMFC 221929