WARRANTY DEED

Karen Johnson Davidson County
Batch# 925320 **DEEDWARR**
10/05/2022 10:11:41 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20221005-0109791

BS-SA-22-233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M & F Properties, LLC	**New Owner**	
(NAME)	(NAME)	
4908A WYOMING AVE		**133-06-0-169-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY E. JOHNSON AND WIFE, REGINA S. JOHNSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M & F PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to- wit:

Lots Nos. 29 and 30 on the map of J.G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish. Surveyors, April, 1939, as follows:

Beginning on the Southerly margin of Wheeler Avenue, at a point 894.1 feet East of the Nolensville Pike, being the corner of lots Nos. 28 and 29; thence with the line between said two lots, Southwardly 214 feet; thence Eastwardly 50 feet to the corner of lots Nos. 30 and 31; thence with the line between said two lots, Northwardly 213.9 feet to the Southerly margin of Wheeler Avenue; thence with said Avenue, Westwardly 50 feet to the beginning.

Being the same property conveyed to Anthony E. Johnson and wife, Regina S. Johnson by Warranty deed from Steve D. Osborn of record in Instrument No. 20020611-0070838 Register's Office for Davidson County, Tennessee, dated May 24, 2002 and recorded on June 11, 2002.

This conveyance is subject to:
- Taxes for the year 2022
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4231, Page 755, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **233 Wheeler Avenue, Nashville, Tennessee 37211-3271**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF SEPTEMBER, 2022.

Anthony E. Johnson

Regina S. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212