Karen Johnson Davidson County
Batch# 927351 DEEDWARR
10/11/2022 10:07:56 AM 2 pgs
Fees: $13.00 Taxes: $1,966.55
20221011-0111178

PREPARED BY:
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Ivey Title, LLC Ref: (DM) Title No.: 62847
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leslie May 835 Russleo Drive Nashville, TN 37209	OWNER

TAX MAP PARCEL NUMBERS: 10208004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$531,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua H. Johnson and Bethany Rittle-Johnson, Co-Trustees of the Johnson Joint Revocable Trust, created October 31, 2019**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leslie May, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Horton Heights, Section IV, of the record in Book 1835, page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Herschel Johnson and wife, Bethany Rittle Johnson by Warranty Deed from Jerry A. Choat and wife, Martha L. Choat, dated July 22, 2002 and recorded on August 8, 2002, of record in Inst. No. 20020808-0095530, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated November 19, 2021, recorded December 13, 2021, of record in Inst. No. 20211213-0164924, said Register's Office, subject property was conveyed to Joshua H. Johnson and Bethany Rittle-Johnson, Co-Trustees of the Johnson Joint Revocable Trust, created October 31, 2019.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 129, said Register's Office, which Plan shows a 40 foot minimum building setback line from Russleo Drive and 10 foot easements for public utility purposes along the rear line of said lot; Easement for flow of creek along the rear portion of said lot; and Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4288, page 251 and Book 5016, page 627, said Register's Office.

This is improved property, known as 835 Russleo Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of October, 2022.

Johnson Joint Revocable Trust, created October 31, 2019
By: _____, Co-Trustee
Joshua H. Johnson, Co-Trustee

_____, co-trustee
Bethany Rittle-Johnson, Co-Trustee

State of Tennessee

County of Davidson

On this 7th day of October, 2022, before me the undersigned authority, personally appeared Johnson Joint Revocable Trust, created October 31, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.09.2024

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $531,500.00.

_____
Affiant

Sworn and subscribed before me this 7th day of October, 2022.

_____
Notary

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1-8-24