RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10961-2022

Karen Johnson Davidson County
Batch# 933572 DEEDWARR
10/25/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20221025-0115654

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of October 2022.

NOTARY PUBLIC

My commission expires: 7/6/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Davis and Mikayla Davis 2431 SAYERVILLE AVE. OLD HICKORY TN 37138	Same address as new owner 2431 SAYERVILLE AVE. OLD HICKORY TN 37138	044-09-0B-131-00 CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY TWO THOUSAND AND 00/100 Dollars ($292,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REBECCA MAE JOHNSON, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARK F. DAVIS AND MIKAYLA DAVIS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 131, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, in Instrument No. 20200116-0005698, in Instrument No. 20201203-0140753, in Instrument No. 20210224-0022939, and in Instrument No. 20210825-0115036, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the ByLaws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment to the Declarations of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Rebecca Mae Johnson, unmarried woman from Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated 01/28/2022 and recorded 01/31/2022 in Instrument No. 20220131-0010928, Register's Office of said County.

BEING part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 27, 2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556, and by Quitclaim Deed dated December 27, 2018, of record in Instrument No. 20181231-0126557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 2431 Sayerville Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of October, 2022

GRANTOR(S)

Rebecca Mae Johnson

STATE OF ~~TENNESSEE~~ Kentucky

COUNTY OF Jefferson

Personally appeared before me, a Notary Public, Rebecca Mae Johnson, a single woman, 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 seal, this the 21st day of Oct, 2022.

ROBERT JON CLARK
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP46025
MY COMMISSION EXPIRES APRIL 27, 2026

Notary Public

Robert Jon Clark

Printed Notary Name

My commission expires: 4/27/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **October 21, 2022**.

Date

Affiant Signature

October 25, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON