THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 942796 DEEDWARR
11/18/2022 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20221118-0122745

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
John V. Mohlenkamp, Trustee of the ROBERT L MOHLENKAMP TUA F/B/O JOHN V MOHLENKAMP - GST NON-EXEMPT 2601 Sunset Place Nashville, TN 37212	Same As New Owner	104-15-0-108.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jody Allan Junia, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN V. MOHLENKAMP, TRUSTEE OF THE ROBERT L MOHLENKAMP TUA F/B/O JOHN V MOHLENKAMP - GST NON-EXEMPT**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 21 on the Map of Sunset Park, of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the Southerly side of Sunset Place, said point being 650 feet, more or less, from the corner of Natchez Trace and Sunset Place, said lot fronts 50 feet on the Southerly side of Sunset Place and runs back between parallel lines 160.5 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Jody Allan Junia by Warranty Deed from Benjamin Wells Lassiter and Anna Grace Lassiter, husband and wife of record in Instrument Number 20170921-0096670, dated September 18, 2017 and recorded on September 21, 2017, Register's office for Davidson County, Tennessee.

This is property commonly known as 2601 Sunset Place, Nashville, TN 37212*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 17th **day of November, 2022**:

Jody Allan Junia

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jody Allan Junia,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of **November, 2022:**

Notary Public

My Commission Expires: _____

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$750,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OF **November, 2022:**

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 11/17/2022 (date of document).

Date: 11/18/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 18th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026