Return to:
Limestone Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: V-TAR-22-4674

Karen Johnson Davidson County
Batch# 947249 DEEDWARR
12/05/2022 10:07:06 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63

20221205-0126585

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11146-2022

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Ohio mgs
COUNTY OF ~~DAVIDSON~~ Hamilton mgs

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of NOV, 2022

NOTARY PUBLIC

My commission expires: 3-22-2026

NOTARIAL SEAL STATE OF OHIO

NIKKI G THOMAS
Notary Public, State of Ohio
My Commission Expires:
03/22/2026

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
Jason Robert Dixon and Jaqulyn Dixon 407 Clarksville Pike Nashville, TN 37218	Same address as new owner	049-00-0-272

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($549,900.00) 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, **JULIA H. JOHNSON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JASON DIXON AND JAQULYN DIXON, 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, State of Tennessee, being Lot No. 7 of Roy's Heights Subdivision of record in Plat Book 3842, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Also herein conveyed is a perpetual non-exclusive access easement for ingress and egress for the benefit of Lot 7, and shall run with the land and is further described as follows:

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being a portion of the Reserved Parcel of Roy's Heights Subdivision as of record in Book 3842, Page 14 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows;

Commencing at a ½" Iron Rod capped Elliott on the eastern margin of Clarksville Pk (ROW Varies) at the common corner of said Reserved Parcel and Lot 7 of said plat, thence with the eastern margin along a curve to the left having a radius of 2973.44 feet, a chord bearing and distance of North 20 degrees 19 minutes 12 seconds West 73.20 feet for a curve distance of 73.20 feet to the Point of Beginning;

Thence continuing along said eastern margin of Clarksville Pk along a curve to the left having a radius of 2793.44 feet, a chord bearing and distance of North 21 degrees 13 minutes 42 seconds West 21.08 feet for a curve distance of 21.08 feet to a point;

Thence leaving said Clarksville Pk and with a new line through said Reserved Parcel South 64 degrees 33 minutes 51 seconds East for 92.22 feet to a point;

Thence North 56 degrees 02 minutes 52 seconds East for 7.38 feet to a point;
Thence North 06 degrees 04 minutes 54 seconds East for 17.11 feet to a point;
Thence South 70 degrees 23 minutes 27 seconds East for 31.89 feet to a point;
Thence South 05 degrees 28 minutes 45 seconds West for 19.61 feet to a point;
Thence South 35 degrees 22 minutes 34 seconds East for 5.64 feet to a point on the northern line of said Lot 7, said point being 14.35 feet from a magnail in stone;
Thence along said northern line of Lot 7 South 68 degrees 40 minutes 09 seconds West for 22.71 feet to a point;
Thence leaving said Lot 7 and with a new line through said Reserved Parcel North 64 degrees 33 minutes 51 seconds West for 89.83 feet to a point;
Thence North 75 degrees 21 minutes 06 seconds West for 13.17 feet to the Point of Beginning, said tract of land herein described containing 2,252 square feet more or less and being according to a boundary survey performed by Clint Elliott Survey dated 11-22-2022, Jason Garrett TN RLS # 2861.

Being the same property conveyed to Ronnie H. Johnson, Sr. and wife, Julia H. Johnson from Louise J. Resha, a widow, by Warranty Deed dated 03/25/1977 and recorded 05/25/1977 in Book 5128, page 1, Register's Office of said County. Also being the same property title to which vested in Julia H. Johnson upon the death of her husband, Ronnie H. Johnson, Sr., by reason of their tenancy by the entirety.

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: 4674 Clarksville Pike, Nashville, TN 37218

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 30th day of November, 2022

GRANTOR(S)

Julia H. Johnson

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Julia H. Johnson, 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 30th day of November, 2022.

Julia H Johnson
Notary Public

Nikki G Thomas
Printed Notary Name

My commission expires: 3-22-2026



NIKKI G THOMAS
Notary Public, State of Ohio
My Commission Expires:
03/22/2026