This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19765-AP

Karen Johnson Davidson County
Batch# 948096 DEEDWARR
12/05/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $6,493.50
20221205-0126987

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,755,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Curtis D. Johnson Mary K. Johnson PO Box 1375 Imperial NE 69033	New Owner	117-04-0-243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Confluence Investments TN LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Curtis D. Johnson and Mary K. Johnson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 84, Map of Belmont Terrace, according to survey and plat of same appearing of record in Plat Book 421, page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Confluence Investments TN, LLC, a Tennessee limited liability company by Warranty Deed from Eugenia Lee Lockwood, dated February 24, 2022, recorded March 4, 2022, of record in Instrument No. 20220304-0024931, Register's Office for Davidson County, Tennessee.

This is improved or property located at: **1704 Cedar Lane, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Property Taxes for the year 2022 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2022.

GRANTOR:

Confluence Investments TN LLC,
a Tennessee Limited Liability Company

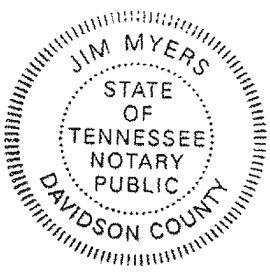
By: _____
Brian Layton, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Layton, Authorized Representative the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of Confluence Investments TN LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of November, 2022.

_____
Notary Public
My Commission expires: 11-6-2024



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11-29-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11-29-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th **day of** Davidson **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM