Karen Johnson Davidson County
Batch# 949641 DEEDWARR
12/08/2022 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $333.00
20221208-0128078

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11436-2022

WARRANTY DEED

STATE OF ~~TENNESSEE~~ OH
COUNTY OF ~~DAVIDSON~~ Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December 2022

_____
NOTARY PUBLIC Robert Dunbar

My commission expires: 6/1/2024

ROBERT DUNBAR, NOTARY PUBLIC
MY COMM. EXP. OCT 31
STATE OF OHIO

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
Gershom Jordan and Courtney Jordan 7103 SUNNY PARKS DR WHITE HOUSE, TN 37188	Same address as new owner	049-00-0-273

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND 00/100 Dollars ($90,000.00) 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, **JULIA H. JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GERSHOM JORDAN AND WIFE, COURTNEY JORDAN**, 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 the Reserved Parcel 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.

*EASEMENT

This property is subject to that ~~easement~~ for ingress and egress described as:

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, by Installment Deed dated 03/22/1977 and recorded 10/22/1979 in Book 5517, page 456, 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 _X__unimproved ___ improved property, known as: 4676 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~~ 2nd day of December, 2022

GRANTOR(S)

Julia H. Johnson

STATE OF ~~TENNESSEE~~ OH
COUNTY OF Hamilton

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 2nd day of December, 2022.

ROBERT DUNBAR, NOTARY PUBLIC
MY COMM. EXP. 06-01-24
STATE OF OHIO

Notary Public Robert Dunbar

Robert Dunlap
Printed Notary Name

My commission expires: 6/1/2024

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 December 8, 2022 (date of document).

Affiant Signature

December 8, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023