Karen Johnson Davidson County
Batch# 957624 DEEDWARR
01/04/2023 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,174.60
20230104-0000646

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $858,000.00.

Marquita D. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2023.

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy E. Harris, Lawrence C. Cammon, Marquita D. Harris, and Shavron M. Dalton	Marquita Harris	Parcel ID: 106-05-0-092.00
(NAME)	(NAME)	
322 Estate Drive	77 Polk Ave	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Harold E. Johnson and wife Dora Jean Johnson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy E. Harris, Lawrence C. Cammon, Marquita D. Harris and Shavron M. Dalton as joint tenants**, hereinafter called the Grantees, 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 Lot 1 of Consolidation Plat of Lot 2 Foster Business Park and Lot 1 Kenaum Subdivision as shown on plat of record in Plat Book 11190, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harold E. Johnson from Mead Realty Group, Inc., an Ohio corporation, formerly known as Mead Land Services, Inc. by Warranty Deed dated March 1, 1991 and recorded on March 5, 1991 in Book 8303, Page 590, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Harold Johnson from The Bank of Nashville as Executor of the Estate of William A. Sneed by Warranty Deed dated February 23, 1998 and recorded February 24, 1998 in Book 10807, Page 527, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Harold E. Johnson and wife, Dora Jean Johnson from Harold E. Johnson by Quitclaim Deed dated September 23, 2021 and recorded on September 23, 2021 in Instrument No. 20210923-0128236, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 77 Polk Ave, Nashville, TN 37210

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. 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 our hands this 3rd day of January, 2023

Harold E. Johnson

Dora Jean Johnson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Harold E. Johnson and wife Dora Jean Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of January, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **January 3, 2023**.

Date

Tonya Loftin
Affiant Signature

January 4, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of January, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)