WARRANTY DEED

Karen Johnson Davidson County
Batch# 974994 DEEDWARR
02/28/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20230228-0014133

DM-TAG-23-1405B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.23.26
(AFFIX SEAL)

ROBIN BICKET WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Macias	Ameris Bank	
(NAME) **1405B Kellow St**	(NAME) 1850 Parkway Pl. Ste. 400	081031I00400CO
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD A. JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN MACIAS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. B of Cottages at 1405 Kellow Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 1405 Kellow Street, a Horizontal Property Regime, of record in Instrument Number 20180509-0044561, as amended in Instrument Number 20180625-0061116, as corrected in Instrument Number 20180625-0061181, and further amended in Instrument Numbers 20180719-0070559 and 20180726-0073014, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Todd A. Johnson by Warranty Deed from Affordable Housing Resources, Inc., a Tennessee corporation, of record in Instrument No. 20200701-0071359, in the Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 1, 2020. Mary Jane Johnson, spouse of Todd A. Johnson, hereby joins in this conveyance and does transfer and convey any and all marital interest he/she may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements shown on the plat of H. N. Myers Plan, as recorded in Plat Book 21, Page(s) 48 .
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20180509-0044561, as amended in Instrument Number 20180625-0061116, being corrected in Instrument Number 20180625-0061181, and further amended in Instrument Numbers 20180719-0070559 and 20180726-0073014.
- Any existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1405B Kellow St, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF FEBRUARY, 2023.

Todd A. Johnson

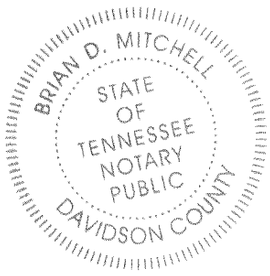
Mary Jane Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD A. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of February, 2023.

Notary Public
My Commission Expires: 7-3-23
(SEAL)

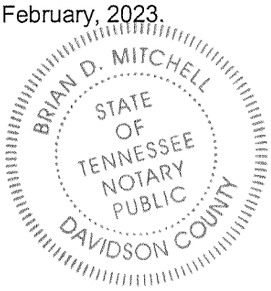


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JANE 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of February, 2023.

Notary Public
My Commission Expires: 7-3-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Robin B. White, 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 February 22, 2023.

Date

R B. White

Affiant Signature

2.22.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of February, 2023.

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

