WARRANTY DEED

Karen Johnson Davidson County
Batch# 982426 DEEDWARR
03/20/2023 02:36:07 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20230320-0020024

G-SA-23-657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2023.

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires August 20, 2025 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 2/26/2025

(AFFIX SEAL)

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)
Rose E. Johns and Alzie Lee Johns	Same as new owner	
(NAME) **657 W Old Hickory Blvd**	(NAME)	**042-11-0-062.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **HENRY TROTH, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSE E. JOHNS, AN UNMARRIED WOMAN, AND ALZIE LEE JOHNS, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots No. 1 and 2 of Block C and a part of an unnumbered tract lying west of said Lots shown on an unrecorded Map of Marthonna, and described according to a copy of a survey made by Harvey Gee, April 20th, 1950, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, Hall's Lane Section, at the corner of Lots No. 2 and 3 of said Block C; thence with the line between said Lots, southerly and with said line extended, southerly 232.3 feet to a point; thence North 87 degrees 15 minutes West, 145.3 feet to a point in the east line of the extension of Graycroft Road; thence with the margin of the same North 2 degrees 45 minutes East, 149.63 feet to the beginning of a curve; thence around said curve northeasterly 33.92 feet to the southerly margin of said Old Hickory Blvd.; thence with the margin of the same easterly around a slight curve 136.1 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:
Beginning at the point of the intersection of the south margin of Old Hickory Blvd, and the west boundary of the M P. Price property; thence along the said west boundary South 1 degrees 28 minutes West, 34.1 feet to a point; thence along a curve left having a radius of 1386 feet westwardly for 132.6 feet to a point; thence along a curve left having a radius of 25 feet westwardly and southwardiy for 31.6 feet to a point in the east margin of Graycroft Avenue; thence along the said east margin North 1 degrees 1 minutes 35 seconds East, 16.7 feet to a point; thence along a curve right having a radius of 30 feet northerly and eastwardly for 33.7 feet to a point in the said margin; thence along the said south margin eastwardly 142.9 feet to the point of beginning and containing 4591 square feet.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:
Land in Davidson County, Tennessee, described as follows:
Beginning at a point on the southwest corner of Parcel 62 on Map 42-11 and lying on the easterly right-of-way line of Graycroft Avenue; thence North 06 degrees 44 minutes 38 seconds East along existing right-of-way line for a distance of 142.74 feet to a point; thence northeasterly with a curve to the right of radius 25.00 feet for a distance of 31.60 feet to a point; thence North 80 degrees 50 minutes 03 seconds East for a distance of 16.12 feet to a point; thence southwesterly with a curve to the left of radius 28.00 feet for a distance of 36.10 feet to a point; thence South 06 degrees 47 minutes 53 seconds West along proposed right-of-way line for a distance of 87.53 reef to a point; thence South 13 degrees 38 minutes 27 seconds West along proposed line for a distance of 56.99 feet to a point; thence North 83 degrees 20 minutes 22 seconds West for a distance of 5.78 feet to the point of beginning and containing therein an area of 1878.27 square feet, more or less.

Being a portion of the same property conveyed to Henry Troth, an unmarried man by Warranty deed from Vernie C. Caudel and wife, Becky Caudel of record in Book 5810, page 837, Register's Office for Davidson County, Tennessee, dated October 17, 1981 and recorded on October 26, 1981.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Final Consent Judgment of record in Book 5008, Page 899, in the Register's Office for Davidson County, Tennessee.
- Final Agreed Order of record in Book 8657, Page 523, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **657 W Old Hickory Blvd, Madison, Tennessee 37115**.

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 15th DAY OF MARCH, 2023.

Henry Troth

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY TROTH, 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 15th of March, 2023.

Notary Public
My Commission Expires: 02-12-2027
(SEAL)

KIM K. KELLEY
Notary Public, State of Texas
Comm. Expires 02-12-2027
Notary ID 124467521

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