RETURN TO:
PREMIER ESCROW, LLC
4301 ~~HILLSBORO PIKE, STE 300~~
~~NASHVILLE~~, ~~TN~~ 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 985829 **DEEDWARR**
03/29/2023 09:36:15 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20230329-0022767

G-JPR-23-3421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Laura Trice
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MARCH, 2023.

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

~~BOX 10-A~~

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)
Jacob Bender and Steve Wener	**New Owner**	
(NAME)	(NAME)	**092-13-0-434.00**
3421 Dakota Avenue	5049 Caspian Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Oceanside, CA 92057	
(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, **MELVIN SITKO JOHNSON AND WHEELEN JUDY JOHNSON, TRUSTEES OF THE JOHNSON REVOCABLE LIVING TRUST, DATED APRIL 12, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB BENDER, A UNMARRIED MAN, AS TO A 50% UNDIVIDED INTEREST AND STEVE WENER, A MARRIED MAN, AS TO A 50% UNDIVIDED INTEREST** 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:

Land in Davidson County, Tennessee, being Lot No. 150 on the plan of Hortense Place Subdivision, as shown on plat of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 50 feet on the Southerly side of Dakota Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Emma M. Johnson and Constance V. Alsup by deed from Marjorie Hatchett, unmarried of record in Book 8827, page 552, Register's Office for Davidson County, Tennessee, dated December 24, 1992 and recorded on December 30, 1992.

Being the same property conveyed to Melvin S. Johnson and wife, Wheelen J. Johnson by Quitclaim deed from Emma M. Johnson and Constance V. Alsup, both unmarried of record in Book 11686, page 998, Register's Office for Davidson County, Tennessee, dated September 16, 1999 and recorded on October 04, 1999.

Being the same property conveyed to Melvin Sitko Johnson and Wheelen Judy Johnson, Trustees of the Johnson Revocable Living Trust, dated April 12, 2019 by Warranty deed from Melvin S. Johnson and wife, Wheelen J. Johnson of record in Instrument No. 20190606-0054121, Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 06, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, 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: **3421 Dakota Avenue, Nashville, Tennessee 37209**.

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 27 DAY OF MARCH, 2023.

The Johnson Revocable Living Trust, dated April 12, 2019

BY: Melvin S. Johnson
Melvin Sitko Johnson
Trustee

BY: Wheelen Judy Johnson
Wheelen Judy Johnson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIN SITKO JOHNSON, TRUSTEE of THE JOHNSON REVOCABLE LIVING TRUST, DATED APRIL 12, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of March, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHEELEN JUDY JOHNSON, TRUSTEE of THE JOHNSON REVOCABLE LIVING TRUST, DATED APRIL 12, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of March, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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