Karen Johnson Davidson County
Batch# 995693 DEEDWARR
04/24/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20230424-0030077

WARRANTY DEED

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL0002144
Qualified in Kings County
My Commission Expires Mar 2, 2027

File #23-KA-0914-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00

Kelly Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: March 2nd, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John A. Werner, III	New Owner	
(NAME)	(NAME)	**105-13-0-277.00**
914 S Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **AC JOHNSON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN A. WERNER, III** 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 part of Lot Nos. 77 and 78 on the Map of Waverly Place, of record in Plat Book 57, (erroneously typed as 67 in prior deeds), Page 95, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 77 and 78 front 50 feet on the northerly side of Douglas Avenue and extend back 249 feet, more or less on each side to an alley in the rear measuring 22 feet thereon.

Being the same property conveyed to AC Johnson Properties, LLC, a Tennessee limited liability company by Warranty Deed from Joseph P. Heenan and Kathleen Heenan, husband and wife and Ryan M. Heenan, a married man of record in Instrument Number 20201020-0122299, in the Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 20, 2020.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Map of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee.
* Restrictive Covenant for Detached Structure of record in Instrument Number 20080930-0099236, 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 ____ unimproved __X___ improved property known as: **914 S Douglas Avenue, Nashville, TN 37204**.

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 21st day of April, 2023.

AC Johnson Properties, LLC, a Tennessee Limited Liability Company

By: _____
Ashlyn Johnson, Sole Member

STATE OF New York

COUNTY OF New York

Before me personally appeared Ashlyn Johnson, Sole Member of AC Johnson Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of AC Johnson Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Ashlyn Johnson, Sole Member of AC Johnson Properties, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this 21st day of April, 2023.

_____
Notary Signature
My commission expires: March 2nd, 2027

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL0002144
Qualified in Kings County
My Commission Expires Mar 2, 2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 4/21/23 (date of document).

Jennifer L. Pennell

4/24/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024