Karen Johnson Davidson County
Batch# 997218 DEEDWARR
04/27/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230427-0031179

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1092-LV

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2023.

Notary Public
My Commission Expires: 4-23-25

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LJS Properties, LLC 202 Ivy Drive Hendersonville, TN 37075	LJS Properties, LLC 202 Ivy Drive Hendersonville, TN 37075	083-03-0-350.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffrey R. Johnson, Trustee for The Johnson Protective Trust, dated March 1, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LJS Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6-B, Zone Lot Division, Lots 4-8, Campbell Acres, of record in Plat Book 6250, Page 155, amending Plat Book 5800, Page 279, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeanette Johnson by Warranty Deed from Anto D. Demonbreun aka Anto D. Demonbreum, married of record as Instrument No. 20110603-0042473 in the Register's Office for Davidson County, Tennessee, dated May 20, 2011 and recorded on June 3, 2011.

Also being the same property conveyed to Jeffrey R. Johnson, Trustee for the Johnson Protective Trust, dated March 1, 2023 by Quit Claim Deed from Jeanette Johnson, by Jeffrey R. Johnson, as Attorney-in-Fact of record as Instrument No. 20230306-0016004 in the Register's Office for Davidson County, Tennessee, dated March 2, 2023 and recorded on March 6, 2023.

This is improved property located at: **1402 Campbell Circle, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2023.

GRANTOR:

The Johnson Protective Trust dated March 1, 2023

By: _____
Jeffrey R. Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey R. Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The Johnson Protective Trust dated March 1, 2023, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4-26-23 (date of document).

Affiant Signature

4-27-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY