This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21200-AP

Karen Johnson Davidson County
Batch# 1022396 DEEDWARR
07/03/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20230703-0051060

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3rd day of July, 2023.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ramla Mohamed Salad Nur 4925 Riverbank Dr. Hermitage TN 37076	New Owner	093-16-0-007-00

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, **Darryl Andre Johnson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ramla Mohamed and Salad Nur, a married couple**, 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Map of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Norman Johnson and wife, Barbara Johnson by Warranty deed from Shirley B. Karr, Jerry Karr and Rose Saperstein of record in Book 4399, page 113, Register's Office for Davidson County, Tennessee, dated February 20, 1970 and recorded on February 20, 1970.

See Also Report of Sale of record at Instrument No. 20220623-0072080; Final Decree Confirming Sale of record at Instrument No. 20220816-0092851; and Decree for Redemption of record at Instrument No. 20230605-0042273 vesting title back in Norman and Barbara Johnson.

The said Barbara Johnson having been divested of all her right, title and interest by Final Decree of Divorce of record in Docket No. 82D-156, Circuit Court for Davidson County, Tennessee.

The said Norman Johnson having since died on December 22, 2022, leaving Darryl Andre Johnson as his heir at law as evdienced by Affidavit of Heriship of record in Instrument No. 202307030051058 and 202307030051059, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **123 Charles E Davis Boulevard, Nashville, TN 37210**

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 3rd day of July 2023.

GRANTOR:

Darryl Andre Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darryl Andre 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of July, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7-3-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-3-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

