THIS INSTRUMENT PREPARED BY:
George M. Johnson, PC
215 High Lea Rd.
Brentwood, Tennessee 37027

Prepared from Information
Supplied by the Parties

WARRANTY DEED

****

Address New Owner:
John L. Johnson
524 East Marthona Rd.
Madison, TN 37115

Send Tax Bills To:
Same

Map-Parcel
04309018900

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $_____,000.00.

_____
Affiant

Subscribed and sworn to before me this ____ day of _____, 20___

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 312,500.00
_____, Affiant
Subscribed and sworn before me this the
8 Day of August, 2023.
_____, Deputy Register

****

FOR AND IN CONSIDERATION of Ten & No/100 Dollars ($10.00), cash in hand paid and other good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, **Beacon Property Group, LLC** ("Grantor") by these presents has bargained, sold and conveyed and does hereby grant, bargain, transfer, sell and convey to **John L. Johnson** ("Grantee"), his successors and assigns, all interest, right and title in and to certain real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being the westerly 50 feet of Lot No. 3 and the easterly 50 feet of Lot No. 4 of Block "H" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, in the Register's Office for Davidson County, Tennessee.

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on the certain Plat recorded in Plat Book 843, at Page(s) 82, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4835, Pages 949-951, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1036190 **DEEDWARR**
08/08/2023 04:27:36 PM 6 pgs
Fees: $33.00 Taxes: $1,156.25

20230808-0061563

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Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Book 1236, Pages 348-349 and Book 1309, Page 493, in the Register's Office for Davidson County, Tennessee.

Being the Same Property conveyed to Grantor by Warranty Deed of record in Instrument Number 20220321-00-0032289 in the Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

THE CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS, EASEMENT AND BUILDING SETBACK LINES APPLICABLE TO THE SUBJECT PROPERTY OF RECORD IN DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 402 Cumberland Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said property, with the hereditaments and appurtenances, estate, title and interest thereto appertaining and, to have and to hold the said property belonging to the Grantee, his successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has full power, authority and good right to convey it, and the same is unencumbered, except for a Deed of Trust granted to Frances Bates and Terry Bates of record in Instrument Number 20220321-00-0032290, Register's Office for Davidson County, Tennessee and except for taxes for the current year of **2023** which are to be pro-rated between the parties.

AND Grantor does further covenant and bind itself and its successors and assigns with Grantee, and Grantee's successors and assigns, to warrant and forever defend the title to said real property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Left Blank Intentionally. Signatures and Notaries follow.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 20 day of July, 2023.

GRANTOR:

JASON MCDANIEL
Signed on 2023/07/20 11:37:16 -8:00

Jason McDaniel, Managing Member

John L. Johnson, aka John Johnson
Member

STATE OF ARIZONA
COUNTY OF PIMA

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jason McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Beacon Property Group, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and seal, this 20 day of July, 2023.

Signed on 2023/07/20 11:37:16 -8:00

Notary Public

My Commission Expires: 10/01/2024

Lisa Lorraine Gulliksen
Commission # 588958
Notary Public - Arizona
Pima County
My Comm Expires Oct 01, 2024

Notary Stamp 2023/07/20 11:37:16 PST 49007BFD8A9C

Notarial act performed by audio-visual communication

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared John L. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Beacon Property Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, this 7th day of August, 2023.

Notary Public

My Commission Expires: Sept 27, 2023

GEORGE M. JOHNSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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NOTARIAL ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF PIMA

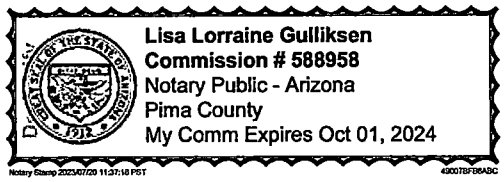
This instrument was acknowledged before me
this 20 day of July 2023
by Jason McDaniel
name(s) of signer(s)
In witness whereof I herewith set my hand and official seal.

Description of Attached Document

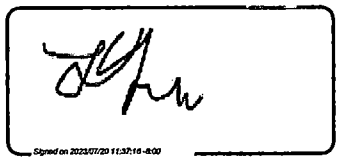
Title or Type of Document: Warranty Deed

Document Date : 07/20/2 Number of Pages: 13

Signer(s) Other Than Above: N/A



Notarial act performed by audio-visual communication



Signature of Notary Public

NOTARY STAMP ABOVE

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docVerify



McDaniel Order 72355-prepped.pdf

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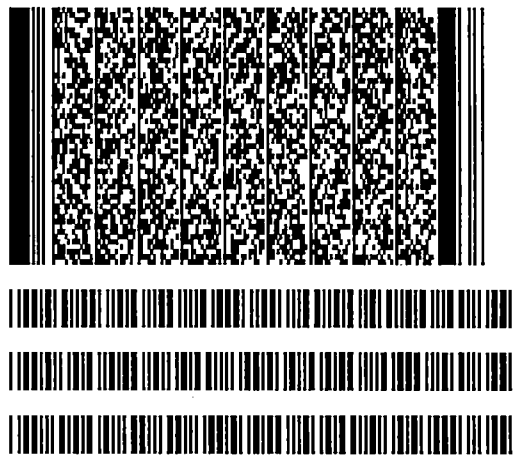
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E-Signature Summary

E-Signature 1: JASON MCDANIEL (JM)
July 20, 2023 11:37:16 -8:00 [5CEFDCC6E5E6] [212.180.235.92]
jmmcdaniel.properties@gmail.com (Principal) (Personally Known)

E-Signature 2: John Johnson (JJ)
July 20, 2023 11:37:16 -8:00 [A2FA67BDFD35] [174.202.104.191]
john.acacon@gmail.com (Principal) (Personally Known)

E-Signature Notary: Lisa Lorraine Gulliksen (LLG)
July 20, 2023 11:37:16 -8:00 [49007BFB6ABC] [98.163.57.77]
Lisag@notarized.com
I, Lisa Lorraine Gulliksen, did witness the participants named above electronically sign this document.



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Certificate of Authenticity

I, John Lawrence Johnson, 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 8-8-2023.

Date

Affiant Signature

8-8-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of August, 2023.

Notary's Signature

My Commission Expires: 1/6/2025

Date

Notary's Seal (if on paper)

