This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 1054832 DEEDWARRSP
09/27/2023 03:22:30 PM 6 pgs
Fees: $33.00 Taxes: $244.20
20230927-0075974

SPECIAL WARRANTY DEED

FROM: A.H. JOHNSON CO., L.L.C., a Tennessee limited liability company, successor by conversion to THE A.H. JOHNSON CO., L.P., Grantor

TO: DONNA J. DANOS, a married woman, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Donna J. Danos 4872 Shoshone Drive Old Hickory, Tennessee 37138	Same	075-10-0-046

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is SIXTY-SIX THOUSAND AND NO/100 DOLLARS ($66,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25 day of September, 2023.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

FOR AND IN CONSIDERATION OF the sum of SIXTY-SIX THOUSAND AND NO/100 DOLLARS ($66,000.00), the receipt and sufficiency of which are hereby acknowledged, A.H. JOHNSON CO., L.L.C., a Tennessee limited liability company, successor by conversion to

THE A.H. JOHNSON CO., L.P. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto DONNA J. DANOS, a married woman ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 0 Belinda Drive, Nashville, Davidson County, Tennessee 37076.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its, successors and assigns forever. And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 1st day of August, 2023.

GRANTOR:

A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company

By: _____
WM. HARRY JOHNSON
Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared WM. HARRY 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 Authorized Representative (or other officer authorized to execute the instrument) of A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand and seal, at Office in Franklin, Tennessee, this 1st day of August, 2023.

_____
Notary Public
My Commission Expires: 12-18-2025

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

The following tract of land in Davidson County, Tennessee, State of Tennessee, to wit:

Being Lot 1 as shown on the Final Plat Subdivision of The Plan of Hermitage Estates recorded September 20, 2023 as Instrument No. 20230920-0073985, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to A.H. Johnson Co., L.P. by Quit Claim Deed from Wm. Harry Johnson, Executor of the Estate of Malvin Johnson, Executor of the Estate of Malvin Johnson, Wm. Harry Johnson, individually, Alan Johnson, and Wm. Harry Johnson and Alan Johnson, Co-Trustees for Belinda Belle Johnson and Mark Johnson under the will of Malvin Johnson of record as Book 8521Page 863 in the Register's Office for Davidson County, Tennessee, dated January 3, 1992 and recorded on January 3, 1992.

Being part of the same property conveyed to A.H. Johnson, Trustee by Warranty Deed from Mrs. Helen Pride Dickson, Mrs. Lula Belle Pride Tucker, Maxie Pride, Mila Shumake Pride and Ory W. Pride of record as Book 3135 Page 411 in the Register's Office for Davidson County, Tennessee, dated October 19, 1960 and recorded October 19, 1960.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 a lien, but not yet due and payable, and all subsequent years.

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

3. Any rights, interests or claims of parties in possession not shown by the public records.

4. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.

5. Any encroachment, encumbrance, violation, conflict in boundary line(s), shortage in area, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and/or physical inspection of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land.

6. Easements or claims of easements not shown by the public records.

7. (a) Unpatented mining claims; (b)reservations or exceptions in patents or in Acts authorizing the issuance thereof; and (c) Oil, natural gas, coal, fissionable materials or other minerals previously conveyed, leased or retained by prior owners, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

8. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tidelands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.

9. Water rights, and claims or title to water, whether or not shown by the Public Records.

10. Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee.

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

I, Emma Howard, 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 8/11/2023 (date of document).

Emma Howard

Affiant Signature

Date: 8/11/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of August, 2023

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

