Karen Johnson Davidson County
Batch# 1104219 DEEDWARR
02/23/2024 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20240223-0012529

STATE OF TENNESSEE
OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $630,000.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2024.

Notary Public
My commission expires:
6/23/25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Adam Roth	**ROCKET MORTGAGE, LLC**	**07203013700**
1228 McChesney Ave	1050 Woodward Ave.	
Nashville, TN 37216	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Josiah W Johnson and Lauren May Johnson, husband and wife and James M May, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Roth, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 192, Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 192 fronts 50 feet on the Southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Tract Two:

Land in Davidson County, Tennessee, being the Westerly 5 feet of the Easterly 64.8 feet of Lot No. 192, Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 192 fronts 5 feet on the Southerly side of McChesney Avenue and runs back between parallel lines 205 feet, more or less, to a dead line.

Being the same property conveyed to Josiah W Johnson and Lauren W May, husband and wife, and James M May, a married person, by Quitclaim Deed from Lauren W May, married, and James M May, married, dated January 25, 2013, of record in Instrument No. 20130131-0010020, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Lauren W. May is one in the same as

Lauren May Johnson. Oath is hereby made that subject property was never the principal residence of James M May, nor the principal residence of his/her spouse and/or dependents.

Further being the same property conveyed to Lauren W May and James M May, tenants in common with rights of survivorship, by Quitclaim Deed from Lauren W May and Josiah W Johnson, both unmarried, dated September 18, 2009, of record in Instrument No. 20090918-0087312, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lauren W May and Josiah W Johnson, both unmarried, by Warranty Deed from Keith T Cole, a married man, dated October 29, 2008, of record in Instrument No. 20081031-0108843, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1228 McChesney Ave, Nashville, TN 37216.

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 in 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. 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.

_____ Date: 2/9/24
Josiah W Johnson

_____ Date: 2/9/24
Lauren May Johnson

_____ Date: 2/9/24
James M May

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Josiah W Johnson, Lauren May Johnson, and James M May, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 6/23/28

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Kristen Trauni, 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 2/9/24.

Date

Affiant Signature

2/9/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 9th day of February, 2024.

Notary's Signature
My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY