Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-6320

Karen Johnson
Batch # 1119472
04/04/2024 03:42:35 PM
Fees: $18.00 Taxes: $2,257.00

Davidson County
DEEDWARR
3 pgs

20240404-0024072

WARRANTY DEED

BILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$610,000.00**.

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2024.

Notary Public

My commission expires: 03-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shopmaster HQ, LLC, a Tennessee limited liability company	NEW OWNER	**091-13-0-021.0**
6320 Columbia Avenue	436 3rd Ave N	
Nashville, TN 37209	Tierra Verde, FL 33715	

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

Seth Johnson, a married man, and Timothy Johnson, a married man

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

Shopmaster HQ, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 12, Block E, on the Final Layout of Crolywood Subdivision Section II, of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Seth Johnson, unmarried man, and Timothy Johnson, a married man, as joint tenants with right of survivorship, by Warranty Deed from Kimberly D. Edwards and Joshua S. Edwards, wife and husband, of record in Instrument No. 20221102-0118139, Register's Office for Davidson County, Tennessee.

Erin Johnson, spouse of the above named Seth Johnson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The property conveyed herein is not the place of residence of the Grantor, Timothy Johnson, or his spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1130, Page 100, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **6320 Columbia Avenue, Nashville, TN 37209**

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 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. 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.

Witness my/our hand(s) this 2nd day of April, 2024.

Seth Johnson

Erin Johnson

Timothy Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Seth Johnson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of April, **2024.**

Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
(seal)
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Erin Johnson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of MARCH, **2024.**

Jessica D. Puckett

Notary Public
My Commission Expires: Sept. 8th, 2025

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
(seal)
DAVIDSON COUNTY

STATE OF ALABAMA)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Timothy Johnson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Alabama, this ____ day of _____, **2024.**

Notary Public (seal)
My Commission Expires:_____

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 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. 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.

Witness my/our hand(s) this 2nd day of April, 2024.

Seth Johnson

Erin Johnson

Timothy Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Seth Johnson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **April, 2024.**

Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ~~Erin~~ **Johnson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, **2024.**

Notary Public (seal)
My Commission Expires:_____

STATE OF ALABAMA)
COUNTY OF Madison **)**

Personally appeared before me, a Notary Public of said County and State, **Timothy Johnson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison Alabama, this 22nd day of March, 2024.

Notary Public (seal)
My Commission Expires: My Commission Expires 07/15/2025

EMYA' SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE