Karen Johnson
Batch # 1123293
04/16/2024 10:38:58 AM
Fees: $13.00 Taxes: $962.00
Davidson County
DEEDWARR
2 pgs
20240416-0027050

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3JMR24 1734

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-3205-KP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2024.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1734 Kellow Street, GP 209 Woodford Place Nashville, TN 37215	same as new owners	081 02 0 083.00

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, **Annie R. Johnson, single**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1734 Kellow Street, GP, a Tennessee General Partnership**, 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:

Being Lot No. 82 on the BUENA VISTA HEIGHTS ADDITION, as of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the Southerly side of Kellow Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Walter H. M. Johnson and wife, Annie R. Johnson, by Warranty Deed from Roscoe B. Short and wife, Dorothy D. Short, of record in Book 4540, Page 514, in the Register's Office for Davidson County, Tennessee, dated September 27, 1971 and recorded on September 28, 1971. The said Walter H.M. Johnson passed away on December 15, 2018, leaving Annie R. Johnson as sole tenant by the entirety.

This is improved property located at: **1734 Kellow Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2024 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 12th day of April, 2024.

GRANTOR:

X _____
Annie R. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annie R. 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 12th day of April, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024