Name and Address of New Owner:
Hannah Ivey Johnston, Luke Hastings
& Mimi Lange Johnston
910 Petway Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1133167
05/09/2024 12:26:02 PM
Fees: $13.00 Taxes: $2,442.00
Davidson County
DEEDWARR
2 pgs
20240509-0034272

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08204039300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ann Marie Walp and Keith Walp, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hannah Ivey Johnston and Luke Hastings, Wife and Husband and Mimi Lange Johnston, An Unmarried Woman, all as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W. A. Sharp's Revised Plan of A. W. Hooker's Addition to East Nashville, of record in Plat Book 57, Page 131, as revised in Book 421, Page.. 114, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ann Marie Walp and Keith Walp, wife and husband by Warranty Deed from 4JSAP, Inc, a Nevada Corporation, dated February 23, 2018, of record in Instrument No. 20180228-0018643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 910 Petway Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-910

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of May, 2024.

_____(SEAL)
Keith Walp

_____(SEAL)
Ann Marie Walp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2024, before me personally appeared Keith Walp and Ann Marie Walp, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2024.

_____
Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $660,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of May, 2024.

_____
Notary Signature
My commission expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY