PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1145205 DEEDWARR
06/10/2024 02:20:32 PM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20240610-0043335

Ivey Title, LLC Ref: (DL) Title No.: 63646
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Johnny D. George, Jr. Maurita R. Braun 2803 Oakland Ave. Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 11704025000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Johnson and Cathy Johnson, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Johnny D. George, Jr. and Maurita R. Braun, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lots 105 and 106 of Belmont Terrace as of record in Book 421, page 101, Register's Office for said County, described as follows:

Beginning at a point at the edge of the sidewalk and block wall at the westerly margin of the right of way of Oakland Avenue, said iron pin being 125' +/- from the Intersection of Oakland Avenue and Wildwood Avenue right of way, thence N 79° 29' 22" W 160.39' to an iron pin set in the easterly margin of an unknown alley, thence N 11° 21' 42" E 50.00' to an iron pin set in the easterly margin of an unknown alley said iron pin being 75.00 +/- from the southerly right of way of Wildwood Avenue, thence S 79° 29' 09" E 160.89' to an iron pin set at the edge of the sidewalk and block wall in the westerly margin of the right of way of Oakland Avenue said iron pin being 75.00 +/- from the intersection of Oakland Avenue and Wildwood Avenue right of way, thence S 11° 55' 50" W 50.00' to the point of beginning. Containing 8030.44 Sq. Ft. +/- or 0.1844 of an Acre +/-, according to an unrecorded survey by William B. Perkins, Tennessee Registered Land Surveyor, No. 2163, dated May 23, 2007.

Being the same property conveyed to William Johnson and wife, Cathy Johnson, by Warranty Deed from Carol T. Vanek, surviving tenant by the entirety, unmarried, dated July 20, 2007 and recorded on July 24, 2007 of record in Instrument No. 20077770724-0087519, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters shown on the Plan of record in Book 421, page 101, said Register's Office. Restrictive Covenant for Accessory Dwelling Detached Historical issued by the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20160630-0067045, said Register's Office.

This is improved property, known as 2803 Oakland Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31 day of May, 2024.

William Johnson **Cathy Johnson**

State of Tennessee

County of Washington

On this 31 day of May 2024, before me the undersigned authority, personally appeared William Johnson and Cathy Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 12/27/27

DONNA K ESTES STATE OF TENNESSEE NOTARY PUBLIC WASHINGTON COUNTY

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00.

Affiant

Sworn and subscribed before me this 5th day of June, 2024.

Notary

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026