WARRANTY DEED

Karen Johnson
Batch # 1151643
06/27/2024 09:45:40 AM
Fees: $13.00 Taxes: $1,387.50

Davidson County
DEEDWARR
2 pgs

20240627-0048250

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $: 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

#17292

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whitworth Real Estate, LLC	new owner	161-06-0-168.00
(NAME)	(NAME)	
5282 Murfreesboro Rd		
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nicole Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Whitworth Real Estate, LLC,** 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. 233 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael F Johnson and wife Sarah R Johnson, by deed of record in Book 8590 , Page 860 , Register's Office for Davidson County, Tennessee. The said Sarah R Johnson having since predeceased Michael F Johnson. The said Micheal F Johnson having since died intestate leaving Nicole Johnson as his sole heir at law referenced in Heirship affidavit record in Instrument NO. 20240627 0048248 and Instrument NO. 20240627 0048249

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 637 Vivian Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 26th day of June, 2024.

Nicole Johnson

State of Tennessee
County of Davidson

Personally appeared before me Nicole Johnson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2024.

Notary Public
My Commission Expires:

File No.: 17292

