Karen Johnson Davidson County
Batch# 1166974 DEEDWARR
08/06/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240806-0059871

WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**525,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024060097

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
AB Family LP		
(NAME)	(NAME)	
125 3rd Ave North	SAME AS NEW OWNERS	081-16-0-359.00
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, VIOLAR T. JOHNSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AB FAMILY LP, 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(s) 13, as shown on the map entitled Plat of Wetmore & McGavock's Additional to Nashville, of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VIOLAR T. HART AND MOTHER AOLAR S. HART, by deed from LAWRENCE D. WILSON, of record in Book 6106, page 651, dated July 28, 1983, said Register's Office. Being further conveyed to AOLAR S. HART, by quitclaim deed from VIOLAR T. HART, by quitclaim deed of record in Book 10285, page 738, dated July 18, 1995, said Register's Office. Being further conveyed to AOLAR S. HART, A SINGLE PERSON AND JESSICA HART, A SINGLE PERSON, by quitclaim deed from AOLAR S. HART, of record in Instrument No. 20190702-0064064, dated July 1, 2019, said Register's Office. The said Aolar S. Hart having died testate on or about July 30, 2022, leaving said property to Violar T. Johnson pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 22P1697. Further see quitclaim of record in Instrument No. 20230313-0018144, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1212 Jefferson St, Nashville, TN 37208
(House No.) (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.

Executed by my hand this the 5th Day of August, 2024.

Violar T. Johnson

STATE OF TENNESSEE

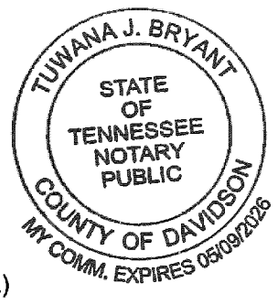
COUNTY OF DAVIDSON

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Violar T. Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th Day of August, 2024.

Notary Public

My Commission Expires: 05-09-2026



(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 5, 2024**.

Affiant Signature

8/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **5th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY