Karen Johnson Davidson County
Batch# 1167406 DEEDWARR
08/12/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20240812-0060476

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $483,000.00.

Affiant

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-2027

Subscribed and sworn before me this the 7th day of August, 2024.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Lee Daniel	Wesley Mortgage LLC	141-11-0A 039.00 CO
7560 Rolling River Pkwy	9009 Carothers Pkwy, Suite A-3	
Nashville, TN 37221	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Midtown Realty, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN LEE DANIEL, AN UNMARRIED MAN AND MARGARET P. DANIEL, A MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No, 180, on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, Page 184, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Midtown Realty, LLC, a Tennessee limited liability company, by deed dated 02/26/2021, from Harold Johnson, of record in Instrument No. 20210226-0024873, Register's Office for said County.

Also being the same property conveyed to Harold Johnson by deed dated 10/08/2020, from Midtown Realty, LLC, a Tennessee limited liability company, of record in Instrument No. 20201012-0118229, Register's Office for said County.

Also being the same property conveyed to Midtown Realty, LLC, by deed dated 05/17/2019, from Harold Johnson, of record in Instrument No. 20190524-0049376, Register's Office for said County.

Also being same property conveyed to Harold Johnson by deed dated 08/05/2016, from Marijana Lucic, of record in Instrument No. 20160811-0083863, Register's Office for said County.

Also being the same property conveyed to Harold Gail Johnson, Jr., and wife, Marijana Johnson by deed dated 04/26/2014, from Harold Johnson, of record in Instrument No. 20140904-0080865, Register's Office for said County.

Also being the same property conveyed to Harold Johnson by deed dated 05/03/2012, from Kimberly Frost, of record in Instrument No. 20120503-0038025, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7560 Rolling River Pkwy, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of August, 2024.

Midtown Realty, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Midtown Realty, LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2024.

My commission expires:

12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

202408120060476

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby, do hereby make path that I am licensed attorney and/or 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 the law on 8/7/2024.

Brenda Shelby

AFFIANT

DATE: 8/7/2024

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 7th day of August, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027