Karen Johnson Davidson County
Batch# 1175072 DEEDWARR
08/28/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20240828-0066190

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee)
County of ~~Williamson~~ DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00.**

Affiant

Subscribed and sworn to before me, this the 28 day of August, 2024.

Notary Public

My commission expires: 9/30/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KELLY DENISE JOHNSON AND JACQUELINE HARRIS	**NEW OWNERS**	**069-11-0-054.00**
3819 Ashland City Hwy		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

BRENDA JOYCE BURNS SOLOMON, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KELLY DENISE JOHNSON, UNMARRIED AND JACQUELINE HARRIS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows:

The land is described as follows:

A tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described partly according to a survey made by Lewis D, Justice, Surveyor, October 1951, as follows:

Beginning at a point on the northerly margin of the Ashland City Pike 45.5 feet easterly from the intersection of the northerly margin of said pike and the eastern boundary line of the property conveyed to Willie McCall and wife, by deed from Noah W. Cooper, of record in Book 634, Page 284, Register's Office for said County; thence with the northerly margin of said Ashland City Pike, South 81° 30' East-45.5 feet to a point; thence northeastwardly 230 feet, more or less, to a point on the southern boundary line of property conveyed to Walkup; thence with the southern boundary line of said Walkup property, North 71° 10' West-45.5 feet to a point 45.5 feet easterly from the northeast corner of said Willie McCall property; thence southwestwardly 240 feet, more or less, to the beginning.

Being the same property conveyed to OLLIE PORTER BURNS AND WIFE, MOLLIE BURNS, by deed from IKE BURNS, UNMARRIED, of record in Book 5881, page 791, dated May 5, 1982, said Register's Office. THOMAS BURNS further conveyed to OLLIE BURNS AND MOLLY BURNS, by quitclaim deed of record in Book 10667, page 416, dated June 16, 1997, said Register's Office. The said Mollie S. Burns having since died on or about May 1, 2008 leaving Ollie P. Burns the surviving tenant by the entirety. OLLIE P. BURNS further conveyed a portion to BRENDA JOYCE BURNS SOLOMON, by quitclaim of record in Instrument No. 20170418-0037832, dated January 11, 2017, said Register's Office.

This is improved property known as 3819 Ashland City Hwy, Nashville, TN 37218.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 26 **day of AUGUST, 2024.**

Brenda Joyce Burns-Solomon

BRENDA JOYCE BURNS SOLOMON, UNMARRIED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **BRENDA JOYCE BURNS SOLOMON, UNMARRIED**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal at Nashville, TN, this 26 day of AUGUST, 2024.

E Prophet

Notary Public

My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 26, 2024.

Affiant Signature

8/26/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY