# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202875 DEEDWARR
11/08/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241108-0087140

File #24-TC-1104-P

(SEAL)

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: 4/15/2028

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Frances Nickerson** | New Owner | |
| (NAME) | (NAME) | **072 13 0 424.00** |
| **1104 Douglas Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**MICHAEL A. JOHNSON, UNMARRIED**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**FRANCES NICKERSON, UNMARRIED WOMAN**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on The Map of EASTLAND BAPTIST CHURCH SUBDIVISION OF BLOCKS B AND C OF YOUNG WILHOITE'S PLAN OF THE DOUGLAS PROPERTY of record in Plat Book 421, Page 155, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael A. Johnson, unmarried, by Warranty Deed from William B. Hughes and Maegen R. Hughes, of record in Instrument No. 20160428-0041725, in the Register's Office of Davidson County, Tennessee, dated April 28, 2016, and recorded on April 28, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTLAND BAPTIST CHURCH SUBDIVISION OF BLOCKS B AND C OF YOUNG WILHOITE'S PLAN OF THE DOUGLAS PROPERTY, as recorded in Plat Book 421, Page(s) 155.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1104 Douglas Avenue, Nashville, TN 37206.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 4th day of November, 2024.

Michael A. Johnson

STATE OF FL
COUNTY OF Pinellas

On this ~~4th~~ 1st day of November, 2024, before me personally appeared Michael A. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Physical Presence
Produced DL as ID

Witness my hand, at office, this ~~4th~~ 1st day of November, 2024.

Notary Signature Melanie Rhea Goodman
My commission expires: 01-11-2025

MELANIE RHEA GOODMAN
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 079600
My Commission Expires Jan. 11, 2025

# Certificate of Authenticity

I, Joshua A. Terry, 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 11/1/24.

Affiant Signature – Joshua A. Terry

11/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/6/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27