# WARRANTY DEED

Karen Johnson
Batch # 1238084
02/18/2025 12 42 19 PM
Fees $13 00 Taxes $1,147 00

Davidson County
DEEDWARR
2 pgs

20250218-0011794

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

**THIS INSTRUMENT WAS PREPARED BY**
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number: 2025-02-12955B

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILL TO | MAP/PARCEL NUMBERS |
|---|---|---|
| Toka Capital Group, LLC, A TENNESSEE LIMITED LIABILITY | Toka Capital Group, LLC, A TENNESSEE LIMITED LIABILITY | 071 04 0 262 00 |
| (NAME) | (NAME) | |
| 205 South Dunwood LN | 205 South Dunwood Lane | |
| (ADDRESS) | (ADDRESS) | |
| Mt Juliet, TN 37122 | Mt Juliet, TN 37122 | |
| (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, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LARRY D. JOHNSON AND PATRICE A. JOHNSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOKA CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING Lot No 314 on the Map of Shepardwood, Part 3, as of record in Plat Book 5210, Page 158, Register's Office, Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description

THIS CONVEYANCE is made subject to any and all easements of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Larry D Johnson and wife, Patrice A Johnson from The Chamberlain Company by Warranty Deed dated November 05, 1979 and of record on November 28, 1979, in Book 5536, Page 731, in the Register's Office for Davidson County, Tennessee

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 our hands this 14th day of February, 2025

Larry D. Johnson

**Larry D. Johnson**

Patrice A. Johnson

**Patrice A. Johnson**

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Larry D. Johnson and Patrice A. Johnson** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2025.

Commission Expires _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES APRIL 21, 2027