THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** **Return to:** **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **FILE #:** W-BM-24-183 Karen Johnson Davidson County Batch# 1273935 DEEDWARR 05/15/2025 03:23:30 PM 2 pgs Fees: $13.00 Taxes: $1,165.50 20250515-0038471	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$315,000.00**. **Affiant** Subscribed and sworn to before me, this **9th day of May, 2025.** **Notary Public** **My commission expires:** 05/08/28 DANA BELLWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Fineman **1728 14th Ave N** **Nashville, TN 37208**	same as new owner	**094-13-0-038.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Alonzo Johnson, Jr, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **James Fineman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 of Block K, in the Hermitage Addition to Nashville, as of record in Book 57, Page 108, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
Said Lot No. 22 fronts 54 feet on the Southerly margin of Little Green Street and runs back between lines 140 feet, with the easterly line running along the westerly margin of Edgar Street, to the northerly margin of Fain Street, formerly, Hermitage Avenue, and measuring 66,5 feet thereon.

Being the same property conveyed to Berlin L. Johnson by Warranty Deed from Katherine Ann Campbell, a widow of record in Book 10812, page 82, Register's Office for Davidson County, Tennessee, dated February 25, 1998 and recorded on February 26, 1998.
Being the same property conveyed to Berlin Johnson and Alonzo Johnson, joint tenants with right of survivorship by Quitclaim Deed from Berlin L. Johnson of record in Instrument No. 20220318-0031597 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 18, 2022.
The said Berlin Johnson having passed away on October 19, 2023 leaving Alonzo Johnson the sole tenant by the entirety.
The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **183 Little Green Street, Nashville, TN 37210**.

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 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 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.

Witness my/our hand(s) this **9th day of May, 2025.**

Alonzo Johnson, Jr

ALONZO JOHNSON, JR. AND ALONZO JOHNSON ARE ONE AND THE SAME PERSON.

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of May, 2025, before me personally appeared Alonzo Johnson, Jr 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.

Witness my hand, at office, this 9th day of May, 2025.

Notary Signature
My commission expires:
6-29-2027

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 May 9th, 2025

Affiant Signature May 14, 2025

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 14th day of May, 2025.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028