WARRANTY DEED

Karen Johnson Davidson County
Batch# 1310990 DEEDWARR
08/15/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20250815-0065214

Y-PC-25-507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

L. HARDWICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2027

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deya Aven	New owner	**094-02-0-159.00**
(NAME)	(NAME)	
507 S 19th St.	**Same As**	
(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, **JULIE ANN JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEYA AVEN, A SINGLE 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 part of Lot Nos. 160 and 161 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for said County, to which reference is made for a more complete description.

Said part of Lots Nos.160 and 161 fronts 50 feet on the easterly side of 19th Street, and runs back between parallel lines with the southerly margin of an alley 100 feet to a dead line.

Being the same property conveyed to Julie Ann Johnson by Warranty Deed from Harold E. Whiteside, unmarried, of record in Book 11383, page 937, Register's Office for Davidson County, Tennessee, dated February 26, 1999 and recorded on March 15, 1999.

Said deed was Corrected in Book 11525, Page 526, Register's Office for Davidson County, dated February 26, 1999, and recorded on June 11, 1999.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 200004050034466 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **507 S 19th St., Nashville, Tennessee 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 11 DAY OF August, 2025.

Julie Ann Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE ANN JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of August, 2025.

Notary Public
My Commission Expires: 03.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Spencer Gross, 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 11th, 2025**.

Affiant Signature

August 11th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
15th day of **August**, 20**25**.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

