Karen Johnson Davidson County
Batch# 721192 DEEDWARR
09/22/2021 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20210922-0127103

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36537-08-2021** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.<br>Affiant<br>Subscribed and sworn to before me this 15th day of September, 2021.<br>Notary Public<br>My Commission Expires: 3/6/24 |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Samantha Richter Price AND<br>Jonathan Hart Price<br>2009 Cromwell Drive<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owner<br>2009 Cromwell Drive<br>Nashville, TN 37215 | **Tax Information:**<br>Map and Parcel No.:<br>15803000500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald M. Johnston, Trustee, and his successors in trust, of the Nancy M. Johnston Exempt Family Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Richter Price and Jonathan Hart Price, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 2009 Cromwell Drive, Nashville, TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on the 13th day of September, 2021.

Donald M. Johnston, Trustee of the Nancy M. Johnston Exempt Family Trust U/A dated August 17, 2011

STATE OF MONTANA
COUNTY OF Lewis & Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald M. Johnston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Nancy M. Johnston Exempt Family Trust, an Irrevocable Trust established under August 17, 2011, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13 day of September, 2021.

Notary Public

My Commission Expires: 8-17-25

MEAGAN GRABER
NOTARY PUBLIC for the
State of Montana
Residing at Helena, Montana
My Commission Expires
August 17, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Hillsboro Park Section II, as of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald M. Johnston and wife, Nancy Johnston by Deed dated June 17, 2005 from Robert E. Hobbs, Executor of record in Instrument No. 20051622-0071679, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 13, 2011of record in Instrument No. 20111014-0080155, Register's Office for Davidson County, Tennessee, Donald M. Johnston and wife, Nancy Johnston conveyed subject property to Nancy M. Johnston, Trustee, and her successors in trust, of the Nancy M. Johnston Trust dated 08/17/2011. Donald M. Johnston having succeeded Nancy Johnston as Trustee of the Revocable Trust upon Nancy Johnston's death on February 13, 2016. By Quitclaim Deed dated January 9, 2017 of record in Instrument No. 20170111-0003377, Register's Office for Davidson County, Tennessee, Donald M. Johnston, Trustee of the Nancy M. Johnston Trust dated 08/17/2011 conveyed subject property to Donald M. Johnston, Trustee, and his successors in trust, of the Nancy M. Johnston Exempt Family Trust.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.
3. Easement for water mains or lines of record in Book 872, page 505, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/13/2021.

George E. Mudter, Jr.
Dated 9/13/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/13/2021

My commission expires 10/2/2023

