THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220541123**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 870970 DEEDWARR
06/14/2022 10:23:18 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20220614-0067426

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner: Andrew P. Johnson and Samantha J. Johnson 412 Landings Way Mt Juliet TN 37122	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 087-02-0A-037.00-CO

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, **Dana O'Donoghue Trustee of The Dana O'Donoghue Revocable Trust, dated January 25, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew P. Johnson and Samantha J. Johnson, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Final Plat of Cobblestone Landing, Phase I of record in Plat at Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dana O'Donoghue Trustee of The Dana O'Donoghue Revocable Trust, dated January 25, 2019 by Warranty deed from Lori Holloway Gargus, a married woman of record in Instrument No. 20190318-0024461 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 18, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050822-0099471, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Cobblestone Landing Subdivision with Charter and By-Laws of Cobblestone Landing Homeowners Association, Inc. appended thereto, of record in Instrument Number 20050829-0103476, Instrument Number 20101005-0079535, Instrument Number 20101029-0086759, Instrument No. 20150409-0031383, Instrument No. 20160413-0035478 and Instrument No. 20160413-0035479, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Amendment to By-Laws of Cobblestone Landing Homeowners' Association, Inc. of record in Instrument Number 20160413-0035480, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 11476, Page (s) 223 and 435 and Book 8190, Page 75, in the Register's Office for Davidson County, Tennessee.

Restrictions, Reservations and Easements of record in Book 6286, Page 272, and Book 7408, Pages 402 and 406, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Stormwater Detention Agreement of record in Instrument Number 20031106-0163210, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers/Storm Drainage/Water Mains Pumps and Appurtenances of record in Instrument Number 20051006-0120859, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 412 Landings Way Mt Juliet TN 37122

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 9th day of June, 2022.

The Dana O'Donoghue Revocable Trust,
dated January 25, 2019

Trustee
By: Dana O'Donoghue, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana O'Donoghue, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Dana O'Donoghue Revocable Trust, dated January 25, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of June, 2022.

Nathan L Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024