Karen Johnson Davidson County
Batch# 997464 DEEDWARR
04/28/2023 02 29.52 PM 3 pgs
Fees: $17 00 Taxes $0 00
20230428-0031568

THIS DOCUMENT PREPARED BY: **Brian Shelton** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, TN 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Dianne M Johnston, Trustee of the Dianne M. Johnston Revocable Trust dated April 25, 2023 324 Whitworth Way Nashville, TN 37205	SAME	104 14 0H 026 00

WARRANTY DEED

KNOW ALL PERSONS by these presents that DIANNE M JOHNSTON (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring the entire interest in the subject parcels of real property, hereby transfers and conveys unto, DIANNE M. JOHNSTON, TRUSTEE OF THE DIANNE M. JOHNSTON REVOCABLE TRUST DATED APRIL 25, 2023, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference

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

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property and has a good right to convey it, and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

A new legal description was not prepared for this transaction The legal description is the same as the previous instrument of record Grantor and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian S Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

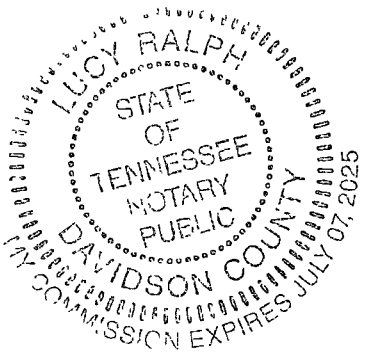
WITNESS our hands on 25th day of April, 2023

Dianne M Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE M JOHNSTON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal on 25th day of April, 2023



Notary Public

My Commission Expires: 7/7/25

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 26 on the Plan of Whitworth,Phase III, Section 1, as of record in Plat Book 7900, Page 866,867,868,Amended in Book 9582, Page 345, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen K. Johnson and wife, Dianne M Johnston by deed of record in Book 10921, Page 906, Register's Office for Davidson County, Tennessee, Stephen K. Johnston having since died, leaving Dianne M. Johnson as the sole owner of the property.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8026, page 305, Deed Book 9567, page 185, Deed Book 9567, page 216, Deed Book 9567, page 259, Deed Book 9567, page 301, Deed Book 9778, page 27 and Deed Book 10503, page 139 Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This Improved property is known as 324 Whitworth Way, Nashville, TN 37205.