THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444348** Karen Johnson Davidson County Batch# 1006259 DEEDWARR 05/22/2023 03:38:30 PM 3 pgs Fees: $18.00 Taxes: $6,660.00 20230522-0038538	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My Commission Expires: 7/15/26 KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Michael Johnson and Adrienne Johnson 4018 Graybar Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 11 0R 021.00

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, **William Dwight Armstrong and Judith A. Armstrong, Co-Trustees of the Armstrong Family Revocable Living Trust, dated March 30, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Johnson and Adrienne Johnson, husband and wife**, ("Grantees"), its successors, 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. 21, Boundary and Phase 1, Plat Graymont of record in Instrument No. 20150918-0094739, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Dwight Armstrong and Judith A. Armstrong, Co-Trustees, Armstrong Family Revocable Living Trust Agreement dated March 30, 2020 by QuitClaim Deed from William Dwight Armstrong and wife, Judith A. Armstrong, of record in Instrument No. 20200414-0038956, in the Register's Office of Davidson County, Tennessee, dated March 30, 2020 and recorded on April 14, 2020.

Being the same property conveyed to William Dwight Armstrong and Wife, Judith A. Armstrong by Warranty Deed from Graymont Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171006-0102985, in the Register's Office of Davidson County, Tennessee, dated October 05, 2017 and recorded on October 06, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary and Phase 1, Plat Graymont, as recorded in Instrument No. 20150918-0094739.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150911-0092416.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140930-0090243.

This is improved property located at 4018 Graybar Court Nashville TN 37215

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 19th day of May, 2023.

William Dwight Armstrong Trustee
William Dwight Armstrong, Co-Trustee

Judith A Armstrong Trustee
Judith A. Armstrong, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Dwight Armstrong and Judith A. Armstrong, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Co-Trustees of the Armstrong Revocable Living Trust, dated March 30, 2020, 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 19th day of May, 2023.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 5/19/2023.

Affiant Signature – Joshua A. Terry

5/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/22/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON