Karen Johnson Davidson County
Batch# 1033873 DEEDWARR
08/02/2023 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20230802-0059775

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $540,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of August, 2023.

Notary Public
My Commission Expires: 2-19-24

VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Expires 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Trevor Johnston and Gretchen Johnston	4108 Kings Lane	First Bank	
4108 Kings Lane		722 Columbia Ave	058-14-0-075.00
Nashville, TN 37218	Nashville, TN 37218	Franklin TN 37064	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Enchanted Developments, LLC, a Tennessee limited liability company,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **TREVOR JOHNSTON AND GRETCHEN JOHNSTON, HUSBAND AND WIFE,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Gold Key Addition of record in Plat Book 4675, Page 14, 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 Jamie Frazier and Lisa Frazier, husband and wife by Corporate Special Warranty deed from Wells Fargo Bank Minnesota, N.A., as Trustee for registered Holders for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D of record in Instrument No. 20030619-0085121 Register's Office for Davidson County, Tennessee, dated May 14, 2003 and recorded on May 19, 2003.

Being the same property conveyed to Enchanted Developments, LLC by Quitclaim deed from Jamie Frazier and Lisa Frazier of record in Instrument No. 20130107-0001844 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 07, 2013 and as corrected by Scrivener's Affidavit of record in Instrument No. 20130409-0035198.

Being a portion of the same property conveyed to Enchanted Developments, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Enchanted Development, LLC, Enchanted Developments, LLC, a Tennessee Limited Liability Company and James Frazier and wife, Lisa Frazier of record in Instrument No. 20151208-0123527 Register's Office for Davidson County,

Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 4675, Page 14, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4734, Page 761, 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.
Deed of Conveyance of record in Book 7542, Page 362, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, it's heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 2nd day of August, 2023.

Enchanted Developments, LLC, a Tennessee limited liability company

BY: _____
James Landon Frazier, sole member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Landon Frazier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the sole member of Enchanted Developments, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained..

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of August, 2023.

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 2/28/25

I Lisa Allard, 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 2, 2023.

_____
Lisa Allard, Affiant August 2, 2023

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee County of Williamson
Sworn to and subscribed before me this August 2, 2023.

_____
Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024