THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38117-03-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $926,897.00. _____ Affiant Subscribed and sworn to before me this 1st day of April, 2024. _____ Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lara Lillian Johnson 4609 Wyoming Avenue Nashville, TN 37209	Lara Lillian Johnson 4609 Wyoming Avenue Nashville, TN 37209	Map and Parcel No.: 10304008800

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, **Brett Carr and Anna Carr, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Lara Lillian Johnson, a single person** ("Grantee"), her 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 4609 Wyoming Avenue, Nashville, TN 37209.

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

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

Karen Johnson Davidson County
Batch# 1118202 DEEDWARR
04/03/2024 10:36:30 AM 4 pgs
Fees: $23.00 Taxes: $3,429.52
20240403-0023367

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of April, 2024.

Brett Carr

Anna Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett Carr and Anna Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2024.

Notary Public

My Commission Expires: 3/8/28

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 Block "4" on the Plan of Sylvan Park as of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brett Carr and Anna Carr, husband and wife, by deed dated July 13, 2020 from Alex Munderloh and Emma Munderloh, husband and wife, of record in Instrument No. 20200722-0080356, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, page 104, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Pam Autry,** 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 this the 1st day of April, 2024.

Affiant Signature

Date 4/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

