This instrument prepared by:
Shawn Stevens
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1123777 DEEDWARR
04/17/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240417-0027281

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $435,000.00

Affiant Signature
Subscribed and sworn to before me on this the 5 Day of April, 2024.

Notary Public
My Commission expires 11/06/2027

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Stephanie Dawn Johnson and Carlos D. Johnson
1348 Westchester Dr
Nashville, TN 37207

SEND TAX BILLS TO:
Stephanie Dawn Johnson and Carlos D. Johnson
1348 Westchester Dr
Nashville, TN 37207

MAP AND PARCEL NUMBER: 050020A17200CO

WARRANTY DEED
24NT00242

Effective the 5th Day of April, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Katherine Mary Donovan, unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Stephanie Dawn Johnson and Carlos D Johnson, a wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 172 on the Final Plat, Belle Arbor PUD, Phase 6 (Formerly known as Victory Village PUD), of record in Instrument No. 20210518-0066771, having been corrected by Surveyor's Certificate of Correction of record in Instrument No. 20210819-0112378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Mary Donovan, unmarried woman from NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed dated 04/12/2022 and recorded 04/13/2022 in Instrument No. 20220413-0042803, Register's Office of said County.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Deed dated December 27, 2021 and December 20, 2021, from Eatherly/Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20211230-0171646, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1348 Westchester Dr, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of April, 2024

Katherine Mary Donovan

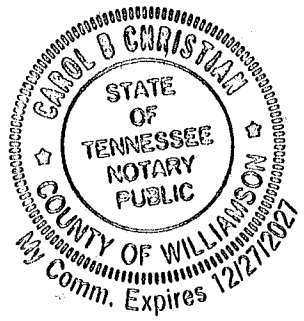
State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Katherine Mary Donovan, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2024.

Notary Public

My Commission expires: 12 / 27 / 2027



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-5-24 (date of document).

Affiant Signature

4-16-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of April, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

