THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $359,999.00 Jordan Seeley Affiant Subscribed and sworn to before me, this 18 day of June, 2024. Shannon Gilbert Notary Public My Commission Expires: 8/21/27

SHANNON GILBERT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1148923 DEEDWARR
06/20/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240620-0046052

WARRANTY DEED

Address New Owner: Ian Johnston and Caroline Johnston 648 Frankfort Dr. Nashville, TN 37076	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 075-080-124.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN P. NAULT, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IAN JOHNSTON AND CAROLINE JOHNSTON, MARRIED** ("Grantee"), Grantee's 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. 484, Tulip Grove, Section Eight, of record in Book 4660, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.**
>
> **Being the same property conveyed to Justin P. Nault by Deed dated January 31, 2014 from Tiberiu Miko, recorded February 7, 2014, in Instrument Number 201402070011034, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **648 Frankfort Dr. Nashville, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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.

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 17 day of June, 2024.

JUSTIN P. NAULT

STATE OF Texas)
)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUSTIN P. NAULT** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of June, 2024.

HEATHER CHALAMBAGA
Notary ID #132990566
My Commission Expires
March 23, 2025

Notary Public

My Commission Expires: 3/23/25

Certificate of Authenticity

I, Mary Beth Hagan, 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 June 18, 2024.

Date

Mary Beth Hagan

Affiant Signature

6-18-2024

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 18th day of June, 2024.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

