RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3564-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $314,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of June, 2024.

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch # 1152944 DEEDWARR
07/01/2024 10:23:44 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80
20240701-0049224

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Eugene Rister 5732 Stone Brook Dr. Brentwood, TN 37027	First Nation Bank of Middle Tennessee 200 East Main St. McMinnville, TN 37110	160 14 0D 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Stephanie Johnson, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Justin Eugene Rister, single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5732 on the Plan of BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the Plat of BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, a horizontal property regime established by Master Deed of record in Book 5818, Page 915, amended in Book 5868, Page 70, said Register's Office.

Being the same property conveyed to Stephanie Johnson, unmarried, by Quitclaim Deed from Elizabeth Johnson, unmarried, of record in Instrument No. 20201218-0150624 (Scrivener's Affidavit recorded in Instrument No. 20211015-0138991), in the Register's Office of Davidson County, Tennessee, dated December 04, 2020 and recorded on December 18, 2020.

Being the same property conveyed to Stephanie Johnson and Elizabeth Johnson as Joint Tenants with rights of survivorship, by Warranty Deed from Brooke Marie Weaver, an unmarried individual, of record in Instrument No. 20170901-0090285, in the Register's Office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 01, 2017.

This is improved property located at: **5732 Stone Brook Drive, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 21st day of June, 2024.

GRANTOR:

Stephanie Johnson

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephanie Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2024.

KIMBERLY PEREZ
Notary Public - Arizona
Maricopa County
Commission # 600161
My Commission Expires 03/11/2025

Notary Public
My Commission expires: 3/11/2025