Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240648069

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2024.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sept. 21, 2026

Karen Johnson
Batch # 1164002
07/30/2024 10:38:48 AM
Fees: $13.00 Taxes: $4,347.50

Davidson County
DEEDWARR
2 pgs

20240730-0057474

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Johnsey and Ava Johnsey 426 Grayson Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115-13-0-014.00

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, **Robert Clyde Johnston and Lauren Avery Johnston, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John M. Johnsey and Ava L. Johnsey, husband and wife**, ("Grantees"), their 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 820 on the Revised Plan of a portion of West Meade Farms, Inc., Section IX, a resubdivision of Lots 808 through 811 and 815 through 822 on the Plan of West Meade Farms, Inc., Section IX, as of record in Plat Book 2663, Page 57, 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 Robert Clyde Johnston and Lauren Avery Johnston, husband and wife by Warranty Deed from Monica Marie Clarke, married of record in Instrument No. 20181004-0098449 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 04, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 57, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2481, Page 483, 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.

This is improved property located at 426 Grayson Drive Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of July, 2024.

Robert Clyde Johnston

Lauren Avery Johnston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Clyde Johnston and Lauren Avery Johnston, 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 29th day of July, 2024.

Notary Public
My Commission Expires: _____

