Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$530,000.00.** **Affiant** Subscribed and sworn to before me, this **31st day of July, 2024.** **Notary Public** **My commission expires:** _____

Karen Johnson
Batch # 1165669
08/02/2024 10:00:47 AM
Fees: $13.00 Taxes: $1,961.00
20240802-0058750

Davidson County
DEEDWARR
2 pgs

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Doyle and Elizabeth Doyle **2564 Janalyn Trace** **Hermitage, TN 37076**	New Owner	**109-04-0A-065.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mark Johnson and Curtisa Johnson, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Joshua Doyle and Elizabeth Doyle, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of First Revision Final Plat Cluster Lot Subdivision Towering Oaks, Phase Two of record in Plat at Instrument No. 20120927-0088095, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Johnson and Curtisa Johnson, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130808-0083316 Register's Office for Davidson County, Tennessee, dated August 07, 2013 and recorded on August 08, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **2564 Janalyn Trace, Hermitage, TN 37076**.

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 in 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. 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 my/our hand(s) this **31st day of July, 2024.**

Curtisa Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of July, 2024, before me personally appeared Curtisa Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2024.

Jacqueline G Brown
Notary Signature
My commission expires:

Mark Johnson

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 31st day of July, 2024, before me personally appeared Mark Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2024.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY