Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-ZLDH-24-6921

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1174570
08/26/2024 02:31:03 PM
Fees: $13.00 Taxes: $2,701.00

Davidson County
DEEDWARR
2 pgs

20240826-0065533

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum,
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-070487

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael E. Reed and Amy G. Reed	US Bank NA	
(NAME) 101 Stone Briar Court	(NAME) 2800 Tamarack Rd	180-03-0A-049-00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($730,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TERRANCE L. JOHNSON** AND **GENEVIEVE GAYLE BRINKLEY-JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL REED** AND **AMY REED,HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 156, on the Plan of Section 1C, Stone Creek Park, of record in PUD Boundary as shown on the plat of record in Plat Book 9700, Page 266, amended in Book 9700, Page 469, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Terrance L. Johnson and wife, Genevieve Gayle Brinkley-Johnson by Warranty Deed from Zaring Homes, Inc., dated 03/26/1998, of record in Book 10861, Page 312, Register's Office for Davidson County, Tennessee.

Subject property is also known as 6921 Stone Run Drive, Nashville, Tennessee 37211

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **101 Stone Briar Court Nashville, TN 37211**
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 the **22nd** day of **August, 2024**

Terrance L. Johnson

Genevieve Gayle Brinkley-Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of **August, 2024**, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **Terrance L. Johnson and Genevieve Gayle Brinkley-Johnson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons who's names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 22nd day of **August, 2024.**

L. DYKE TATUM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

L. Dyke Tatum Notary Public

My Commission expires: **May 5, 2025**