STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2024.

Notary Public
MY COMMISSION EXPIRES: 05/08/28
File No. G24-21712

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1180193 DEEDWARR
09/10/2024 03:02:02 PM 2 pgs
Fees: $13.00 Taxes: $1,595.07
20240910-0069837

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samuel . Johnson and Katelyn Johnson (NAME)	Churchill Mortgage (NAME)	057-00-0-045.00 and 057-00-0-045.02
4560 Cato Road (STREET ADDRESS)	1749 Mallory Lane #100 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Rebecca Nell Fricke, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Johnson and Katelyn . Johnson, a married couple**, 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:

Parcel 57-45.00
Land in 13th Civil District of Davidson County Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated June 7, 1982 and known as Job No. 82-091 as follows:

Beginning at an iron pin set on the easterly margin of Cato Road, said point of beginning being the westernmost corner of the William S. Henderson land of record in D.B. 4854, page 120, R.O.D.C. Tn., thence leaving Henderson's corner and with the margin of the said Cato Road the following calls: N 36 deg. 29' 45" W 92.51' to an iron pin; thence N 30 deg. 41' 07" W 95.95' to an iron pin; thence N 27 deg. 13' 27" W 101.74'. to an iron pin; thence N 21 deg. 05' 40"W 95. 90' to an iron pin, thence N 22 deg. 48' 34" W 106.58' to an iron pin at the corner of the Cato Cemetery Property; thence 1eaving the margin of the said Road and with the southerly line of the said cemetery N 53 deg. 28' 00"E 301.59' to an existing iron pin; thence with the line of the Ruby Biggs land of record in Deed Book 4095. page 85, R.O.D.C., Tn., N 46 deg. 41' 37" E 203.15' to an iron pin thence with a fence and continuing with Biggs line N 23 deg. 54' 11" E 133.70' to an iron pin thence N 26 deg. 44'48"E 117.20' to an iron pin; thence N 21 deg. 52' 57" E 142.40' to an iron pin; thence N 18 deg. 52' 10" E 94.37' to an iron pin: thence leaving Biggs line and with the line of the L.S. Vaughn land of record in Deed Book 2796, page 173, RODC, Tn. S 01 deg. 30' 25" W 195.61' to an iron pin; thence S 02 deg. 38' 20" W 177. 18' to an iron pin; thence leaving Vaughn's line and with the line of the Robert H. Hunt land of record in Deed Book 5025. page 848, R.0.D.C, ,Tn. S 04 deg. 13' 18" W 344.80' to a point in a fence line; thence S 02 deg. 49' 50" W 161.36 feet to an iron pin; thence S 01 deg. 46' 08" W 393.95' to an iron pin; thence S 01 deg. 09' 28" W 185.19' to an iron pin thence S 02 deg. 56' 44" W 133.27' to an iron

pin set in an old road bed; thence with the said old road N 39 deg. 25' 23" W 99.26' to an iron pin set on the easterly margin of the said Cato Road; thence with the margin of the said Road N. 27 deg. 50' 43" W 95.52' to an iron pin; thence with the line of the aforesaid Henderson land as follows: N 25 deg. 15' 24" E 78.79' to an existing pipe; thence N 15 deg. 19' 24" E 248.50' to an iron pin; thence N 39 deg. 09' 48" W 280.00' to an iron pin; thence S 18 deg. 16' 53" W 317.90' to the point of beginning, containing 7.19 acres, more or less.

Parcel 57-45.02
LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, January 19, 1963, as follows:

BEGINNING in the Center of Cato Road at a railroad spike located N. 42° 15' W. 175 feet from a stone with elm stump pointer in Mrs. Betty Jordan's west line; thence with the center of said Road, N. 42° 15' W, 280 feet to a railroad spike; thence leaving said Road N.19°15'E. 348.5 feet to an iron pipe; thence S. 43°E. 280 feet to an iron pipe; thence S. 15°W. 248.5 feet to an iron pipe; thence S. 24° 56'W. 100 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Rebecca Nell Fricke, married by Quitclaim Deed dated November 17, 2014, recorded November 24, 2014, in Instrument Number 20141124-0107876, in the Register's Office of Davidson County, Tennessee.
*The subject property was not the marital residence of the grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4560 Cato Rd, Nashville, TN 37218.

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.

Witness my/our hand(s) this 5th day of September, 2024.

Rebecca Nell Fricke
Rebecca Nell Fricke

STATE OF Pennsylvania
COUNTY OF Bucks

On this 5th day of September, 2024, before me personally appeared Rebecca Nell Fricke, 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 5th day of September, 2024.

Notary Signature
My commission expires: 5/24/2028

Commonwealth of Pennsylvania - Notary Seal
Todd Stefenack, Notary Public
Bucks County
My commission expires May 24, 2028
Commission number 1159708
Member, Pennsylvania Association of Notaries

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER JM-PARKS-24-4560