Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-4303

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of September, 2024

Notary Public

Commission Expires: 11/6/24

NATHAN A. ABELT TENNESSEE NOTARY PUBLIC My Comm Exp. NOVEMBER 6, 2024 COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1183936 DEEDWARR
09/20/2024 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,455.95
20240920-0073145

Address of New Owner	Send Tax Bills To:	Map & Parcel
Diana Rose Altieri 4487 Post Place #45 Nashville, TN 37205	United Wholesale Mortgage 585 South Boulevard E Pontiac, Michigan 48341	103-15-0B-045-00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **Mark Johnson and Paula Johnson, Trustees of the M&P Family Trust dated April 23, 2019** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diana Rose Altieri, a single woman, as sole ownership

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 Unit No. 45 on the Plan of Lion's head Condominium Apartments, of record in Plat Book 5200, page 82, Register's Office for said County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominiums, a horizontal property regime established by Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Mark Johnson, Single Man, by Warranty Deed from Amerett Joan Parish, Unmarried, of record in Instrument No. 20150716-0069571 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 16, 2015.

Being the same property conveyed to Mark Johnson and Paula Johnson, Trustees of the M & P Family Trust dated April 23, 2019, and any amendments thereto by Quitclaim Deed from Mark Johnson, Single Man, of record in Instrument No. 20190507-0042601 Register's Office for Davidson County, Tennessee, dated April 23, 2019 and recorded on May 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4487 Post Place #45, Nashville, TN 37205

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 so 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.

Dated this the 20th day of September, 2024.

M&P Family Trust dated April 23, 2019

By: Mark Johnson, Trustee
Mark Johnson, Trustee

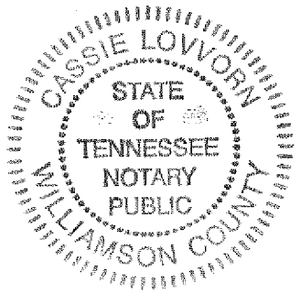
By: Paula Johnson, Trustee
Paula Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of September, 2024, before me personally appeared Mark Johnson and Paula Johnson, Trustees of the M&P Family Trust dated April 23, 2019, 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 20th day of September, 2024.

Notary Signature
My commission expires: 2/17/27



Certificate of Authenticity

I, Kinkra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/20/2024.

Date

Affiant Signature

09/20/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of September, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY