THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7913-WE

Karen Johnson
Batch # 1190701
10/07/2024 09:29:37 AM
Fees: $13.00 Taxes: $3,596.40

Davidson County
DEEDWARR
2 pgs

20241007-0077629

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 972,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Matthew Power Johnson and Caroline E. Johnson	NEW OWNER	
2608 Vaulx Lane		118-02-0A-002.00-CO
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Golden Hour Holdings LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Matthew Power Johnson and Caroline E. Johnson, 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 Unit No. 2608 on the plan of Vaulx Lane Townhomes, as shown on Exhibit "A" to the Master Deed of Vaulx Lane Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070105-0002552, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Golden Hour Holdings, LLC by Warranty Deed from Katrina Nicole Barnett, Trustee of the Katrina Nicole Barnett Inheritance Trust, established under the will of Booker Michael Barnett of record in Instrument No. 20220304-0024809 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 04, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2608 Vaulx Lane, Nashville, TN 37204**

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 our hands this the 3 day of October, 2024.

Golden Hour Holdings LLC,
a Tennessee limited liability company

By: The EKT Trust, dated January 28, 2021
Its: Sole Member

By: _____
Erik L. Hall, Co-Trustee

By: _____
Krystl M. Hall, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Erik L. Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Co-Trustee** of **The EKT Trust, dated January 28, 2021**, the **Sole Member** of **Golden Hour Holdings, LLC, a Tennessee limited liability comany**, and that they executed the within instrument for the purposes therein contained by signing as **Co-Trustee of The EKT Trust, dated January 28, 2021**, the **Sole Member** of **Golden Hour Holdings, LLC.**

Witness my hand and official seal this the 3 day of October, 2024.

My Commission expires: _____

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Krystl M. Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Co-Trustee** of **The EKT Trust, dated January 28, 2021**, the **Sole Member** of **Golden Hour Holdings, LLC, a Tennessee limited liability comany**, and that they executed the within instrument for the purposes therein contained by signing as **Co-Trustee of The EKT Trust, dated January 28, 2021**, the **Sole Member** of **Golden Hour Holdings, LLC.**

Witness my hand and official seal this the 3 day of October, 2024.

My Commission expires: _____

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028