(2)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1203236
11/12/2024 11:02:28 AM
Fees: $13.00 Taxes: $2,386.50

Davidson County
DEEDWARR
2 pgs

20241112-0087680

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $645,000.00 (Six Hundred Forty-Five Thousand).

AFFIANT

Subscribed to and sworn before me this 8th day of November, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(NOTARY SEAL)

My Commission Expires Oct. 27, 2025

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jackson & Katherine Eggers 7832 Oakfield Grove Brentwood, TN 37027	New Owner	181100A28900CO

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, **KAITLYN STUART JOHNSON AND SPOUSE, FREDERICK ROSS JOHNSON, IV,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JACKSON EGGERS AND KATHERINE EGGERS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 1016 on the Plan of Final Plat, Autumn Oaks Subdivision, Phase 10A of record in Instrument No. 20130812-0084048, 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 Kaitlyn Stuart Johnson and spouse, Frederick Ross Johnson, IV, by deed from Michael Sean Morey and Brittney A. Morey, husband and wife, of record in Instrument No. 20230110-0002220, dated January 10, 2023 and recorded on January 10, 2023, Register's Office for Davidson County, Tennessee.

Frederick Ross Johnson, IV executes this instrument as Attorney-in-Fact on behalf of Kaitlyn Stuart Johnson, pursuant to the Power of Attorney recorded in Instrument No. 20241112008767 9 **, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **7832 OAKFIELD GROVE** **BRENTWOOD, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 8th day of November, 2024

Kaitlyn Stuart Johnson

Kaitlyn Stuart Johnson

Frederick Ross Johnson, IV

By: ATTORNEY-IN-FACT

By: Frederick Ross Johnson, IV, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of November, 2024, before me, the undersigned a Notary Public in and for said County and State, personally appeared **Frederick Ross Johnson, IV**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **Kaitlyn Stuart Johnson**, and acknowledged that he executed the same as the free act and deed of the said **Kaitlyn Stuart Johnson**.

Witness my hand and seal this the 8th day of November, 2024.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of November, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frederick Ross Johnson, IV** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of November, 2024.

Notary Public

MyCommission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY