WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208757 DEEDWARR
11/27/2024 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241127-0092755

File No. AP-24-8159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Johnson and Laura R. J. Johnson	Pinnacle Bank, a Tennessee bank	
(NAME) 1300 8th Street	(NAME) 150 3rd Avenue South, Suite 900	044-14-0-081.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37221	
(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, I/we, **Jami A. Nellis, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley Johnson and Laura R. J. Johnson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 49 on the PLAN OF SECTION I, ROLLING GREEN SUBDIVISION, of record in Plat Book 1424, page 75, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 49 fronts 90 feet on the North side of 8th Street and extends back between parallel lines 200 feet to a dead line measuring 90 feet.

Being the same property conveyed to Jami A. Nellis, an unmarried Woman by Quitclaim Deed from Jami A. Nellis, an Unmarried Woman and Kristin Elizabeth Reffett, an Unmarried Woman, as Joint Tenants in Common With Full Rights of Survivorship of record in Instrument No. 20170629-0065569 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 29, 2017.

Being the same property conveyed to Jami A. Nellis, an Unmarried Woman and Kristin Elizabeth Reffett, an Unmarried Woman, as Joint Tenants in Common With Full Rights of Survivorship by Quitclaim Deed from Jami A. Nellis, an Unmarried Woman of record in Instrument No. 20161228-0136033 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on December 28, 2016.

Being the same property conveyed to Jami A. Nellis, an unmarried woman, by Special Warranty Deed from Regions Bank, of record in Instrument No. 20160411-0034649, in the Register's Office of Davidson County, Tennessee, dated April 06, 2016 and recorded on April 11, 2016.

This is property more commonly known as 1300 8th Street, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 25th day of November, 2024.

Jami A. Nellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2024, before me personally appeared Jami A. Nellis, 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 25th day of November, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzora
Notary Public
State of Tennessee
Davidson County

True Copy Certification

I, **Tonya Cherry,** 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 this the 25 day of November, 2024.

Affiant Signature
Date 11-25-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028