Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr, Suite 340
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38393-10-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,174,000 00. Affiant Subscribed and sworn to before me this 10th day of December, 2024 Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2025

WARRANTY DEED

Address New Owner: Kevin N Johnson, Lauren E Corona 6029 Sedberry Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No. 11613006500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan E. Paylor and Megan E. Paylor, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Kevin N. Johnson and Lauren E. Corona, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6029 Sedberry Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Karen Johnson
Batch # 1214639
12/11/2024 10 08 49 AM
Fees $18 00 Taxes $11,743 80

Davidson County
DEEDWARR
3 pgs

20241211-0096114

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of December, 2024.

Bryan E. Paylor

Megan E. Paylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan E. Paylor and Megan E. Paylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2024.

Notary Public

My Commission Expires:

GERALD G PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Harding Park, as of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Noretheasterly margin of Sedberry Road at the corner of Lots 30 and 31; thence with the line between said lots, Northeasterly 230 feet to a corner of Lot 55; thence with the line between Lots 31 and 55, Southeasterly 141 feet to the Westerly margin of Post Road; thence with the margin of the same, Southerly 170 feet to the beginning of a curve; thence around said curve, Southwesterly 35 9 feet to the margin of Sedberry Road; thence with the margin of the same, Northwesterly partially around a slight curve, 213.8 feet to the point of beginning.

Being the same property conveyed to Bryan E. Paylor and Megan E Paylor, husband and wife, by deed dated June 28, 2019 from Province Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190705-0065709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable Map and Parcel No. 11613006500.
2 Restrictive Covenants contained in an instrument of record in Book 2542, Page 486, Register's Office for Davidson County, Tennessee
3 All matters appearing on the Plan of record as Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee.