When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-23579-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1215877 DEEDWARR
12/13/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20241213-0096771

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 24-CD-478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.(S)
Zachary M. Hanson and Claire F. Hanson,	Guaranteed Rate Inc	171040A06600CO
(NAME) 5556 Nevil Pointe	(NAME) 1806 West Cuyler Avenue	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Chicago IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Forty Thousand And No/100 Dollars ($740,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LEE F. JOHNSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZACHARY M. HANSON AND CLAIRE F. HANSON, 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 56 on the Plan of Brownstone, Revision One, Section Two, of record in Plat Book 9700, pages 942-943, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Craig H. Johnson and wife Lee F. Johnson by Warranty Deed fro Pulte Homes, a Nevada limited partnership dated December 16, 1999, recorded December 21, 1999 of record in Instrument No. 19991221-0305918, Register's Office for Davidson County, Tennessee.

Craig H. Johnson died October 7, 2023 and property is vested in Lee F. Johnson as surviving tenant by the entireties.

unimproved ☐
This is improved ☒ property, known as 5556 Nevil Pointe, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 12 day of December 2024

Lee F. Johnson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of December 2024, before me personally appeared Lee F. Johnson to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 12 day of December 2024.

Commission Expires:

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Notary Public

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** December 12th **(date of document).**

2024

Affiant Signature

Date: December 12th 2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th **day of** December **,** 2024 **.**

Rozalind Ruth

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY