WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221772 DEEDWARR
12/31/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20241231-0101225

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Tiffany Johnson	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	059-14-0-248.00
810 28th Ave N (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (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, **Tiffany Johnson, Trustee of the Mary Ann Johnson Irrevocable Investment Services Trust dated February 10, 2023** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tiffany Johnson,** HEREINAFTER CALLED THE GRANTEE, HER 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. 5-A on the Plan of Zone Lot Division Lots 4, 5 and 24 Hillmore Subdivision of record in Plat Book 6250, Page 495, 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 Mary Ann Johnson, unmarried by Warranty Deed from Kelvin M. Pillow, unmarried of record in Book 10949, page 304, Register's Office for Davidson County, Tennessee, dated May 26, 1998 and recorded on May 28, 1998.

Being the same property conveyed to Tiffany Johnson by Quitclaim Deed from Mary Ann Johnson, unmarried of record in Instrument No. 20220411-0041679 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 11, 2022.

Being the same property conveyed to Tiffany Monique Johnson, Trustee of the Mary Ann Johnson Irrevocable Investment Services Trust, created February 10, 2023 by Quitclaim Deed from Tiffany Johnson of record in Instrument No. 20230314-0018256 Register's Office for Davidson County, Tennessee, dated February 10, 2023 and recorded on March 14, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 809 Hillmore Dr. Nashville, TN 37218
(House Number) (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.

Witness my hand this 30th day of December, 2024.

Tiffany Johnson, Trustee of the Mary Ann Johnson Irrevocable Investment Services Trust dated February 10, 2023

By: Tiffany Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tiffany Johnson, Trustee of the Mary Ann Johnson Irrevocable Investment Services Trust dated February 10, 2023,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 12/20/24.

Affiant Signature

12/20/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of Dec., 2024.

Notary's Signature

(Notary Seal)

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: