Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-11

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of January, 2025

Notary Public

Commission Expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edwin Ninno Feagins, Jr and Christina Carlisle Feagins 1413 Bayou Court Nashville, TN 37218	New Owner	058-07-0A-046.00-CO

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,

Todd A. Johnson and Mary Jane Johnson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edwin Ninno Feagins, Jr and Christina Carlisle Feagins, 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, Tennessee, being Lot No. 46 on the Plan of Final Plat for The Crossing at Drakes Branch, Phase 2 of record in Plat 20220427-0048408, 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 Todd A. Johnson and Mary Jane Johnson, husband and wife by Special Warranty Deed from SDH Nashville, LLC, a Georgia limited liability company of record in Instrument No. 20230224-0013200, Register's Office for Davidson County, Tennessee, dated 2/23/2023 and recorded on 2/24/2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1413 Bayou Court, Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1230294 DEEDWARR
01/27/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250127-0006030

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 so 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.

Dated this the 23rd day of January, 2025.

Todd A. Johnson

Todd A. Johnson

Mary Jane Johnson

Mary Jane Johnson

STATE OF Texas
COUNTY OF Ellis

On this 23rd day of January, 2025, before me virtually appeared Todd A. Johnson, 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 23rd day of January, 2025.

Abi Gutierrez

Notary Signature
My commission expires: 01/26/2025

NOTARY PUBLIC STATE OF TEXAS
Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2025

Electronically signed and notarized online using the Proof platform.

STATE OF Texas
COUNTY OF Ellis

On this 23rd day of January, 2025, before me virtually appeared Mary Jane Johnson, 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 23rd day of January, 2025.

Abi Gutierrez

Notary Signature
My commission expires: 01/26/2025

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS
Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/23/25 (date of document)

Regina Sullo

Affiant Signature

January 27, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27 day of January, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

